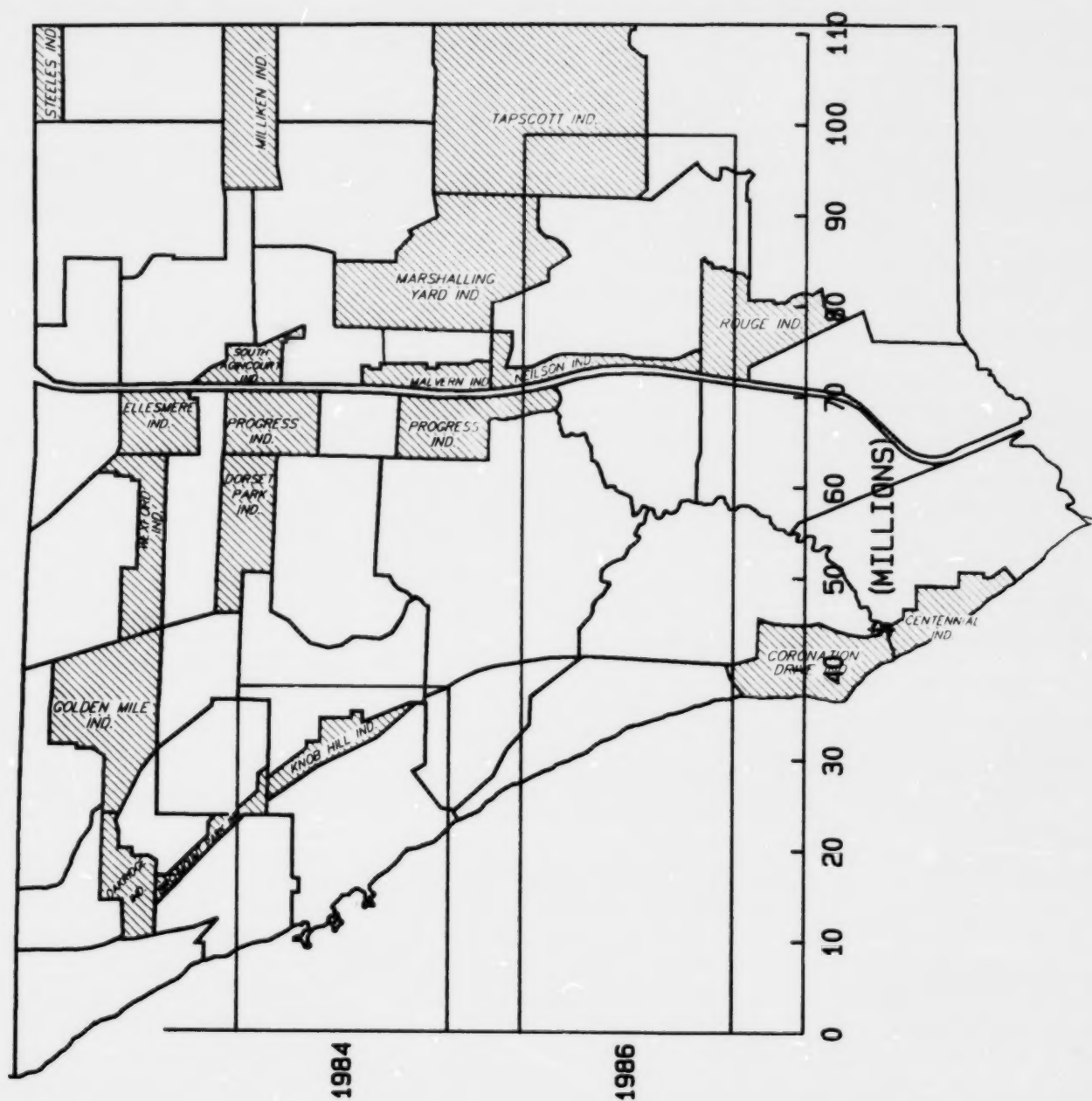


INDUSTRIAL VACANT LAND

CITY OF SCARBOROUGH



ECONOMIC DEVELOPMENT DEPARTMENT
JANUARY 1987

88-01959/

INDUSTRIAL VACANT LAND

Economic Development Department
City of Scarborough
150 Borough Drive
Scarborough, Ontario
Canada M1P 4N7

Frank Miele, B.E.S., Ec.D.
Executive Director

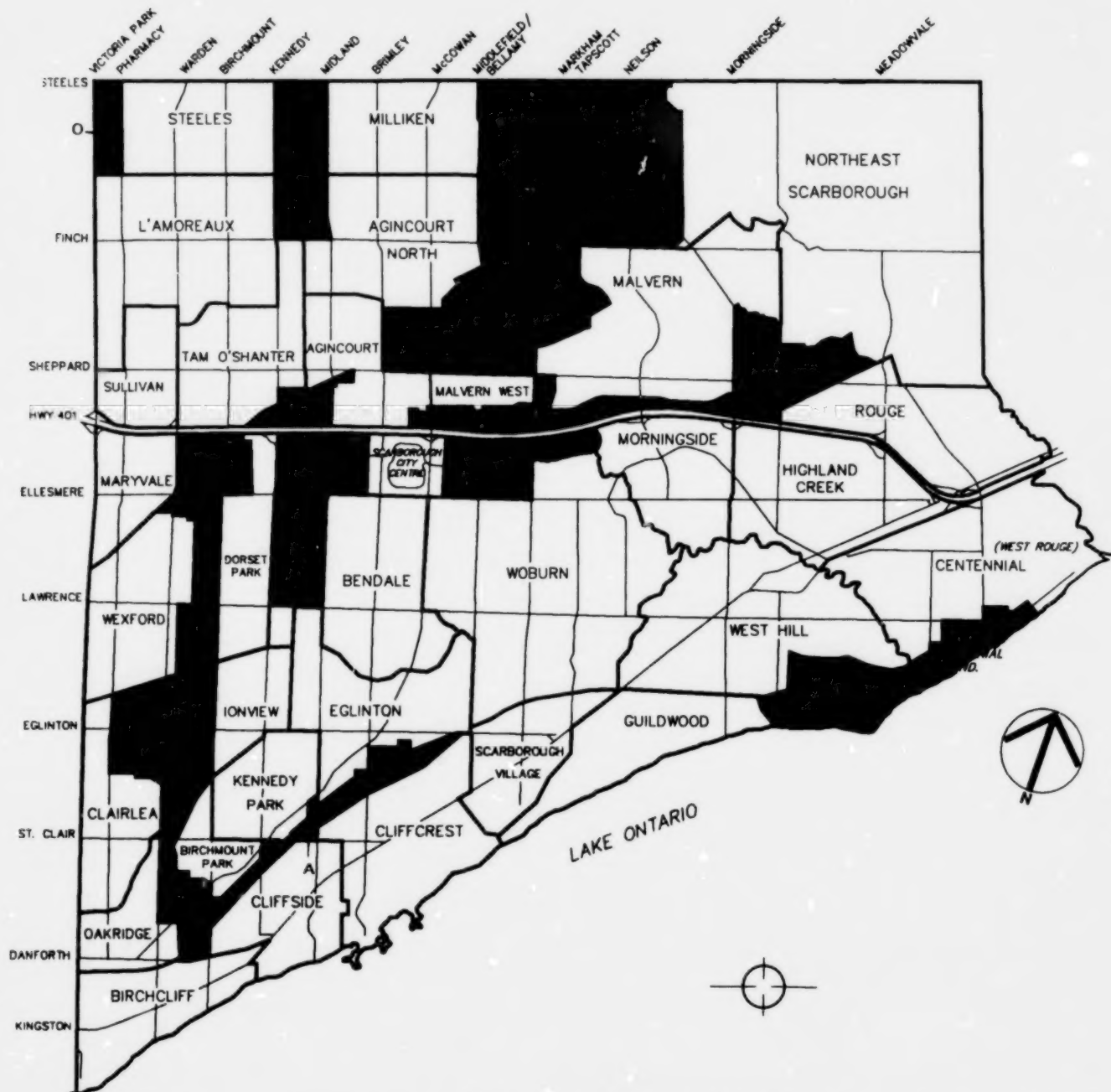
Produced by
Economic Development Department
Economic Research Division
Arie Ashkenazy, M.A.
Director

Prepared by Vicky Fung
Research Development Analyst

January 1987

CITY OF SCARBOROUGH

INDUSTRIAL DISTRICT MAP



INDUSTRIAL DISTRICTS

A Birchmount Park
B Centennial
C Coronation Drive
D Dorset Park
E Golden Mile
F Knob Hill
G Malvern

H-1 Marshalling Yard)
H-2 Marshalling Yard)
I Milliken
J Neilson
K Progress West
L Progress East
M Rouge

N S. Agincourt
O Steeles
P-1 Tapscott)
P-2 Tapscott)
Q Wexford
R Ellesmere
S Oakridge

PREFACE

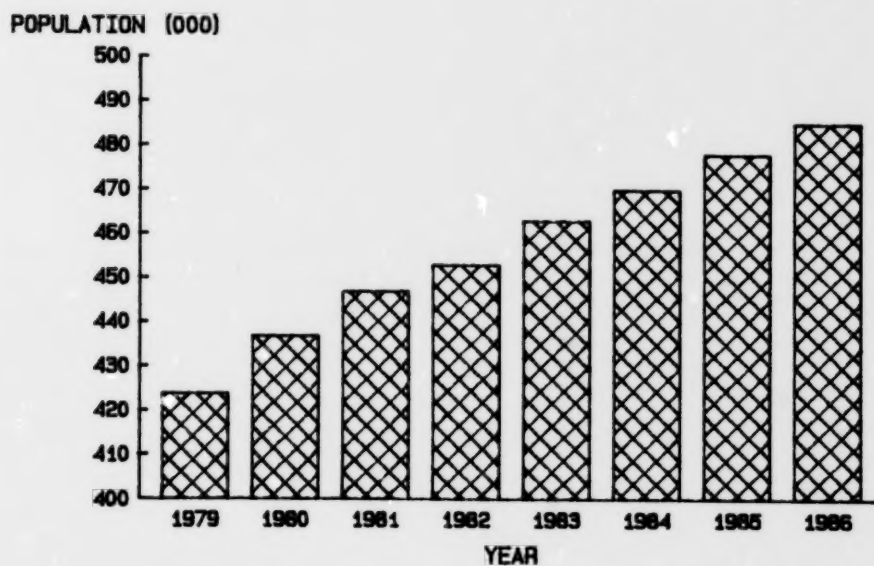
POPULATION:

The City of Scarborough is the fastest growing municipality in Metropolitan Toronto. The current population (1986) is estimated to have exceeded the 480,000 figure. The City is now the 7th largest city in Canada.

Scarborough Population (end of year)

1979	424,000
1980	437,000
1981	447,000
1982	454,000
1983	462,000
1984	470,000
1985	478,000
1986	485,000

SCARBOROUGH POPULATION GROWTH



SCARBOROUGH EMPLOYMENT STRUCTURE

The employment provided within the boundaries of the City of Scarborough is almost equally dominated by the manufacturing and office segments. The retail and service sectors are third and fourth. According to 1985 Metropolitan Toronto survey a combined Full and Part time employment of 153,217 existed within 9994 establishments in Scarborough.

MANUFACTURING GROWTH

Manufacturing is very important to Scarborough. As of 1985, close to 48,000 people were employed in the diversified local manufacturing sector. Over 3,800 acres of land are currently utilized by manufacturing and warehousing. Scarborough has been doing relatively well compared to Metropolitan Toronto. The City's share in manufacturing and warehousing employment in Metro rose to 18.5% in 1985 from 15.5% in 1981. In addition to being a major industrial district within Metro, Scarborough has the unique position of still having close to 2,200 acres of available vacant industrial land. The recent past indicates that Scarborough can boast of two major advantages:

Strategically located high quality industrial land;

Sufficient demand for industrial sites.

Between 1971 and 1981, manufacturing employment increased by 54%.

SCARBOROUGH MANUFACTURING

The largest industrial group is Metal Fabricating. The second largest is Electrical Products, in which we find Philips Electronics Ltd., Noma Canada, Commander Electrical Equipment and Trench Electric. Machinery is third. Chemical fourth and Printing and Publishing fifth.

SCARBOROUGH'S COMPETITIVE
ADVANTAGE IN MANUFACTURING

Scarborough is part of the most significant urban-industrial complex of Canada. As part of Metropolitan Toronto in particular and the Toronto region in general, the City employs several advantages compared to locations situated further away:

1. Large well trained and motivated labour force
2. Easy access to the largest market in Canada
3. Good access to the U.S.A.
4. Very well developed transportation system
5. An extensive network of business services and supplies
6. An established industrial base
7. Educational amenities ranging from Elementary schools to Universities including advanced research facilities.
8. Very well developed cultural and entertainment fabric.
9. Full range of medical services.
10. High quality of life.

Within the Toronto C.M.A., the City of Scarborough offers several advantages. Specifically, the City:

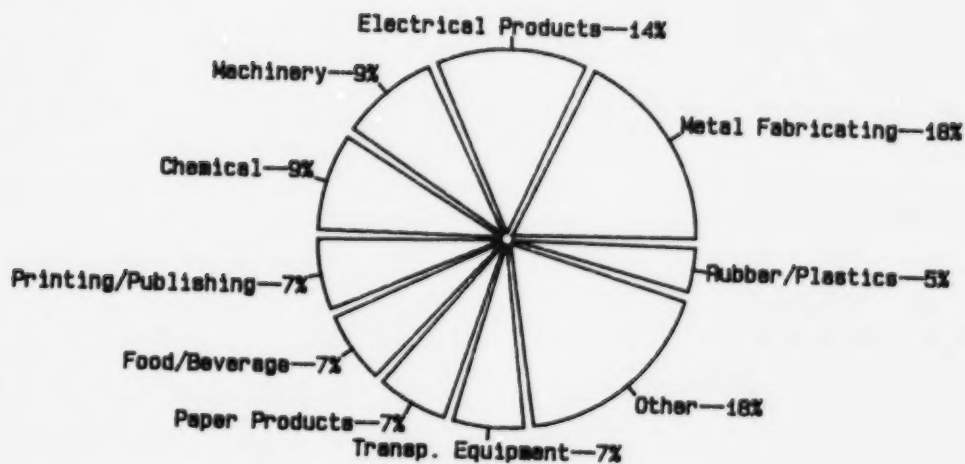
- 1.. is very close to and indeed embedded within the major population complex
- 2.. has experienced good increases in population and is located adjacent to other high population growth areas
- 3.. is located next to existing industrial complexes within Metro Toronto
- 4.. has a very significant local labour force
- 5.. has competitive industrial land costs
- 6.. has a very good public transit system
- 7.. has substantial land available for residential growth

SCARBOROUGH EMPLOYMENT BY MANUFACTURING
SECTOR 1985 AND POTENTIAL GROWTH AREAS

A very significant proportion of Scarborough's manufacturing has projected high rates of growth. This implies that significant employment gains can be expected in the City. The industries forecasted to grow by more than 2.5% over the next two years at the national level already comprise 87% (41,751 jobs) of Scarborough's existing manufacturing employment. Similarly, 44% of the existing industrial employment in Scarborough is forecasted to grow by more than 4.5%. The weighted average for employment growth in the existing industrial structure in Scarborough is in excess of 5% (5.3%).

Scarborough is in the fortunate position that the majority of its existing industrial base is in the high growth segments of the manufacturing sector so it can be anticipated that manufacturing growth in the city will surpass the National Average.

**SCARBOROUGH MANUFACTURING STRUCTURE
Employment by Major Groups - 1985**



SCARBOROUGH EMPLOYMENT

by Manufacturing Sector 1985 and Potential Growth Areas

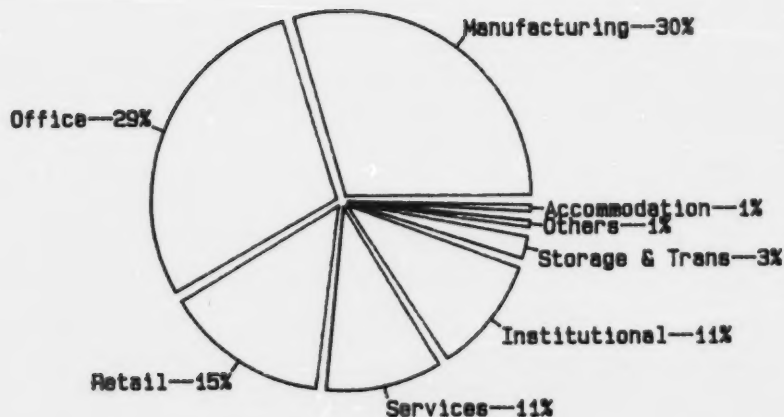
1985-1987
Forecast
Annual
Growth
Canada

	Malls	Single sites	Total	% of Total	
Food and Beverages	285	2,994	3,279	6.8	1.1%
Textiles	299	250	549	1.1	-2.2%
Clothing	351	429	780	1.6	-0.1%
Wood	667	610	1,277	2.7	4.8%
Furniture & Fixtures	541	380	921	1.9	2.0%
Paper Products	828	2,329	3,157	6.6	3.1%
Printing & Publishing	2,025	1,785	3,810	8.0	3.1%
Chemical & Chemical Products	936	3,250	4,186	8.7	3.7%
Petroleum	34	324	358	0.7	0.6%
Rubber & Plastics	717	401	2,118	4.4	2.7%
Leather Products	148	105	253	0.5	-1.9%
Non-Metallic Mineral Products	136	1,261	1,397	2.9	3.9%
Primary Metals	122	418	540	1.1	3.5%
Metal Fabricating	4,805	3,600	8,405	17.6	7.2%
Machinery	1,198	3,757	4,955	10.3	5.5%
Electrical Products	2,132	4,391	6,523	13.6	13.3%
Transportation Equipment	200	2,904	3,104	6.5	3.0%
Measuring, Analysis &					
Electronic Machinery	437	214	651	1.4	3.5%
Miscellaneous Industries	470	1,158	1,628	3.4	3.5%
TOTAL	16,331	31,560	47,891	100.0	5.3%

TWENTY MAJOR INDUSTRIAL EMPLOYERS	NO. OF EMPLOYEES
General Motors of Canada Ltd. Vehicles, Trucks	2,500
Philips Canada Ltd. Electrical Equipment	1,200
Warner-Lambert Canada Inc. Confectionery, Gum, Pharmaceutical	800
A. G. Simpson Co. Ltd. Heavy Metal Stamping, Assemblies	750
Honeywell Limited Computers & Automatic Control Systems	700
Noma Canada Inc. Electric Cord Sets, Christmas Lights, Decorations	700
Atlantic Packaging Products Ltd. Paper Bags, Box Tapes	650
Laura Secord Limited Candy, Ice Cream	620
Commander Electrical Equipment Industrial Electrical Controls	600
Premium Forest Products Ltd. Wooden Doors	550
Ford Glass Ltd. Float Glass	500
Griffith Laboratories Ltd. Food Ingredients	400
Rust Craft Inc. Greeting Cards, Stationery	350
Crouse-Hinds Canada Ltd. Electrical Equipment, Custom Casting	350
Midas Canada Inc. Exhaust Systems & Related Parts	340
Trench Electric Inductance Coils & C.V. & C.T. for The Power Industry	320

Eli Lilly Canada Inc.	
Pharmaceuticals, Chemicals, Cosmetics, Health Products	300
Kawneer Co. Canada Ltd.	
Aluminum Doors, Windows, Storefronts	300
B.B. Howden Inc.	
Steam Turbines, Industrial Fans Valves and Heavy Custom Fabricators	290
The Carswell Company Ltd.	
Publishers, Printers and Bookbinders	250

SCARBOROUGH EMPLOYMENT BY CATEGORY 1985



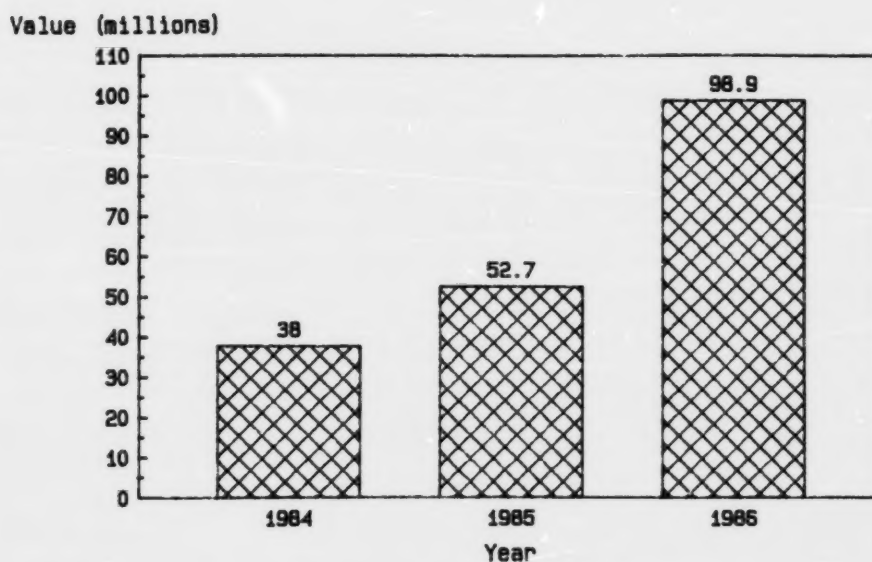
INDUSTRIAL LAND

There are close to 900 ha (2,200 total acres) of undeveloped industrial land available in the City. Locations are also available in existing facilities on single industry sites and in industrial plazas. Scarborough is the only city in Metropolitan Toronto which has such a wide range of industrial sites available.

BUILDING PERMITS

	<u>Total Value</u> <u>Millions of Dollars</u>	<u>%</u> <u>Change</u>
1986	483.0	- 0.1
1985	483.5	+ 63
1984	296.0	- 39
1983	487.4	+ 99
1982	243.9	- 16

INDUSTRIAL BUILDING PERMITS 1984 - 1986



INTRODUCTION

The City of Scarborough has 18 industrial districts.

This brochure lists the number of vacant sites in each industrial district and includes the owner's name and address, location of site, size area of site and zoning class. It also states whether the site is serviced. Serviced land is defined as having roads, sanitary sewers and water service. A map for each industrial district is also included to illustrate the site location.

The majority of industrial vacant land lies north of the Highway 401 and is accounted for by the districts of Tapscott, Rouge, Milliken and Marshalling Yard.

There are some vacant lands in most of the industrial districts lying south of 401.

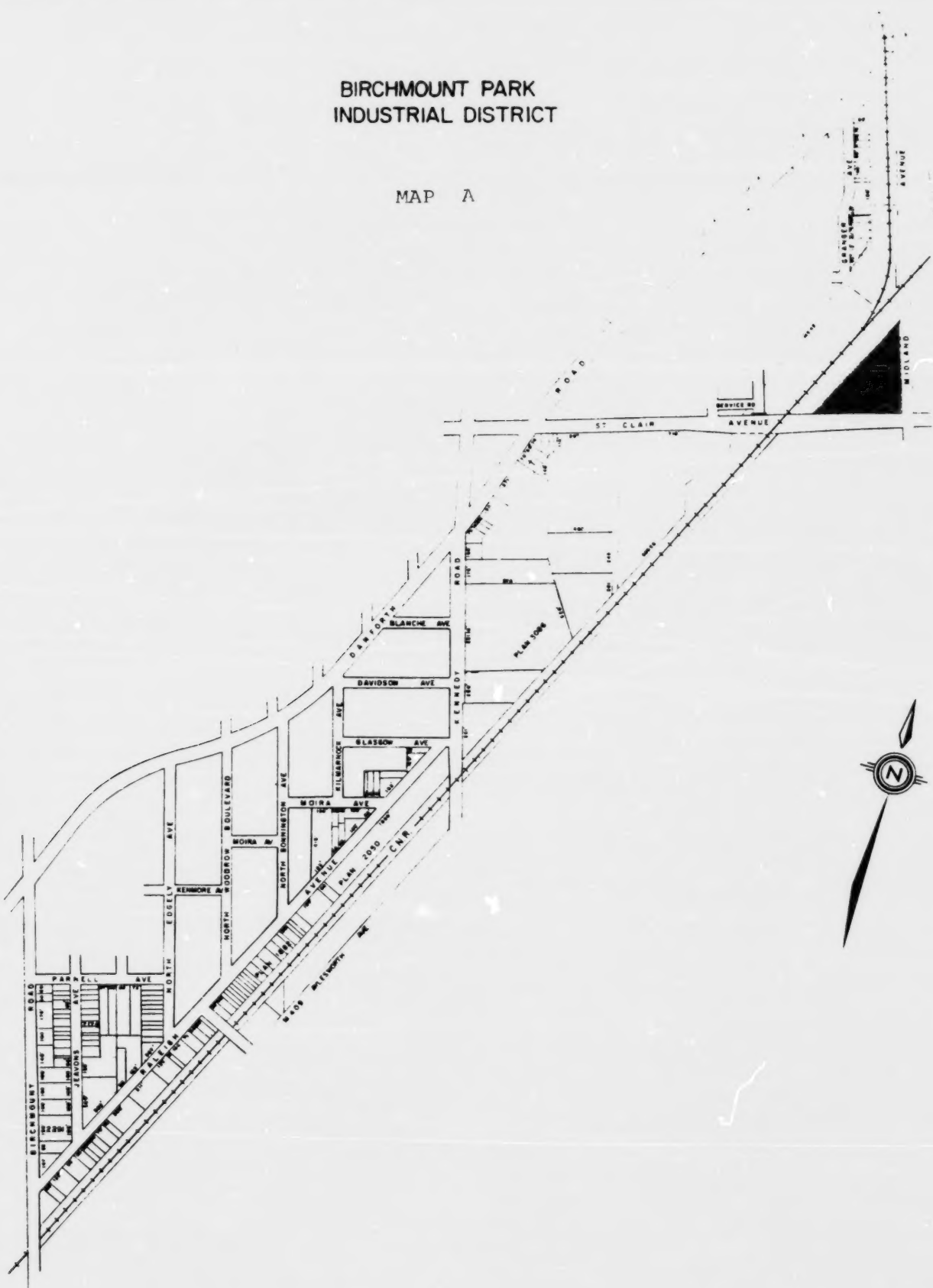
The Ellesmere Industrial District and Oakridge Industrial District have no vacant land.

CONTENTS

6 - 63	Industrial District Map and Description of Vacant Site
64	Appendix 1 Ellesmere Industrial District
66	Appendix 2 Oakridge Industrial District
68	Industrial Zoning Classes and Definitions

BIRCHMOUNT PARK
INDUSTRIAL DISTRICT

MAP A



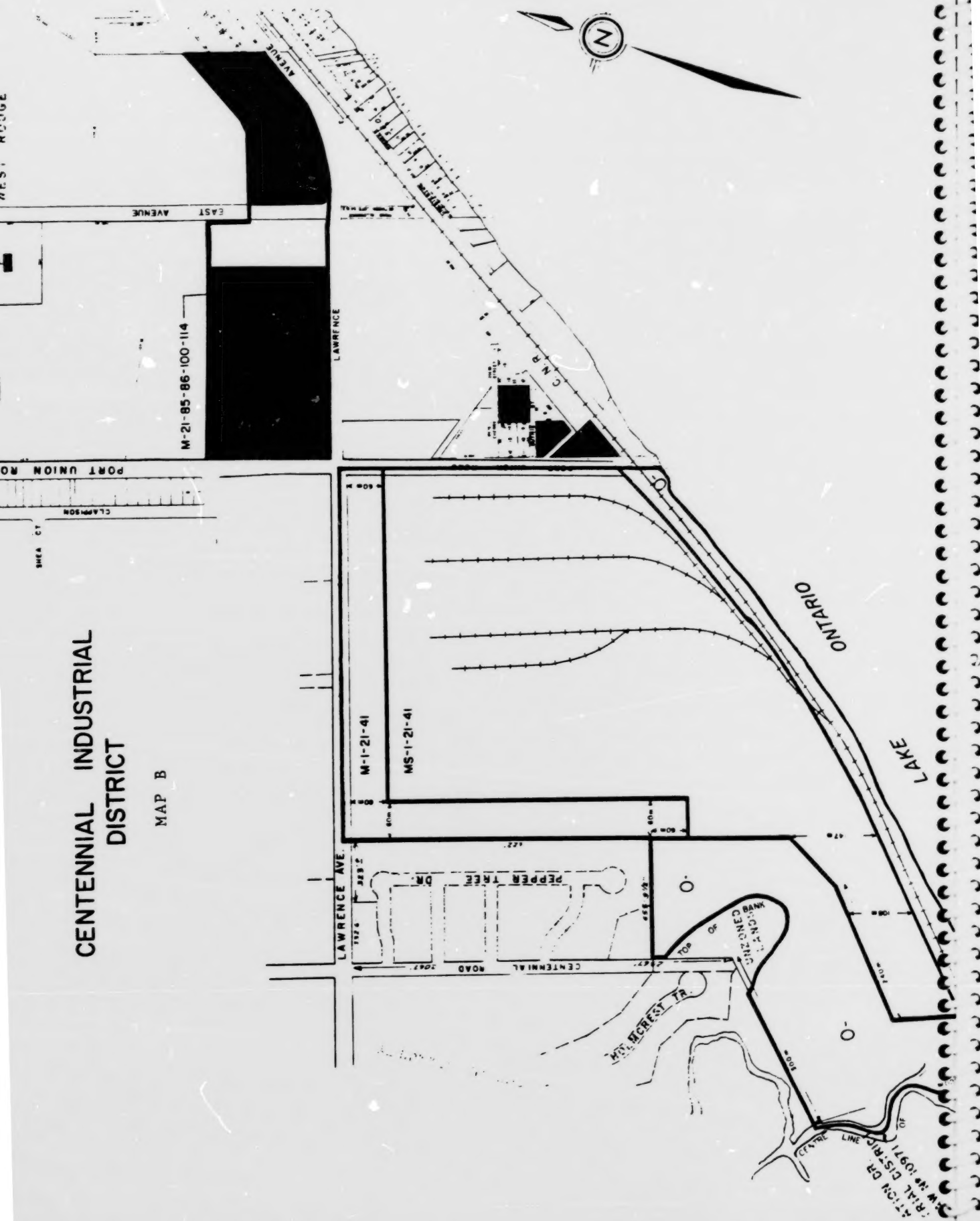
BIRCHMOUNT PARK INDUSTRIAL DISTRICT (MAP A)

Location: Birchmount - North East along CNR Line - Midland
(E-N-W)

Birchmount Park is one of Scarborough's oldest and the smallest industrial district. It is located in the south-east portion of the City along the southern CNR line. All of the industrial zoned lands have been developed with the exception of one site.

<u>Site #</u>	<u>Owner's Name & Address</u>	<u>Location of Site</u>	(Hectare) <u>Site Area</u>	<u>Zoning</u>	<u>Serviced</u>
1	Metro Roads & Traffic Dept., 30th Floor, 401 Bay St., Toronto, Ontario. M5H 2Y4. Tel: 392-8305	N/W Corner St. Clair & Midland	1.390	MC	Yes

МАР В



CENTENNIAL INDUSTRIAL DISTRICT (MAP B)

Location: Pepper Tree - Ridgewood - Lawrence - CNR Line
(E-W-S-N).

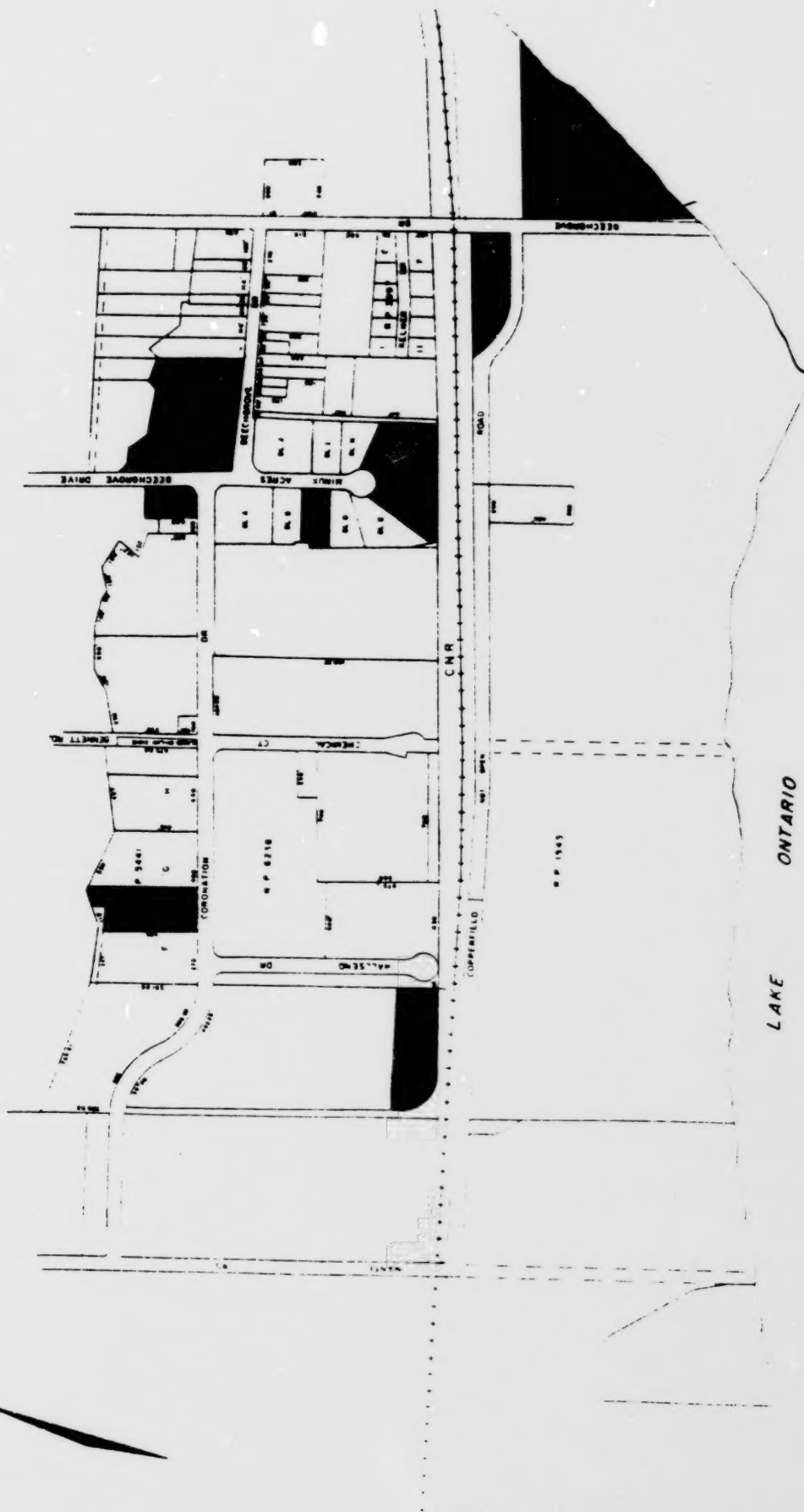
The Centennial Industrial District is located in the south-east corner of the City, and is about a mile south from Highway 401. 45% of the industrial zoned lands has not been developed which includes 11 vacant sites totalling 8 hectares. The major owner of all the developed industrial land is Manville Canada. Their site, which is located at the south-west corner of Lawrence and Port Union, occupies over 70% of the total district site area.

<u>Site #</u>	<u>Owner's Name & Address</u>	<u>Location of Site</u>	(Hectare) <u>Site Area</u>	<u>Zoning</u>	<u>Serviced</u> *
1	Manville Canada Inc. c/o Manville Service Corp., P.O. Box 17086, Denver, Colorado, 80217, U.S.A.	3-7 Port Union Rd.	0.336	M	Partial
2	Rudolph & Henrietta Peters, 15 Bathgate Drive, Scarborough, Ontario. M1C 1X4.	2-4 Duthie Street	0.372	M	No *
3	Kientz, Gustav Wormitt, Adolf Unit 16, 1990 Ellesmere Rd., Scarborough, Ontario. M1H 2W3.		0.745	M	No *
	Arbroath Investments Trustee, Suite 1200, 21 St. Clair Ave. E. Toronto, Ontario. M4T 2R1.	N/E Corner Lawrence & East Aves.	1.016	M	Yes
	Arbroath Investments Trustee, Suite 1200, 21 St. Clair Ave. E.	N/Side Lawrence Ave., E. of East Ave.	1.016	M	Yes
	Arbroath Investments Trustee	N/Side Lawrence Ave., E. of East Ave.	0.745	M	Yes
	Arbroath Investments Trustee	N/Side Lawrence Ave., E. of East Ave.	0.650	M	Yes

8	Kingsgarden Realty Ltd., c/o Schaeffers & Associates Ltd., 465 Wilson, Downsview, Ontario. M3M 1T9. Tel: 635-5424	N/E Corner Lawrence & Port Union	0.709	M	Yes
9	Kingsgarden Realty Ltd.	N/Side Lawrence between Port Union & East Ave.	1.016	M	Yes
10	Kingsgarden Realty Ltd.	N/Side Lawrence between Port Union & East Ave.	0.745	M	Yes
11	Kingsgarden Realty Ltd.	N/Side Lawrence between Port Union & East Ave.	0.650	M	Yes

* There is existing storm sewer on Port Union Rd. and it could be extended to service Duthie St., but sanitary sewer is not available. This service is budgeted beyond the year 1991 in the 5 Year Capital Works Program. This schedule could be brought forward depending on development factors. There is no water services. The nearest watermain is located at Port Union Rd. and Lawrence Ave.

МАР С



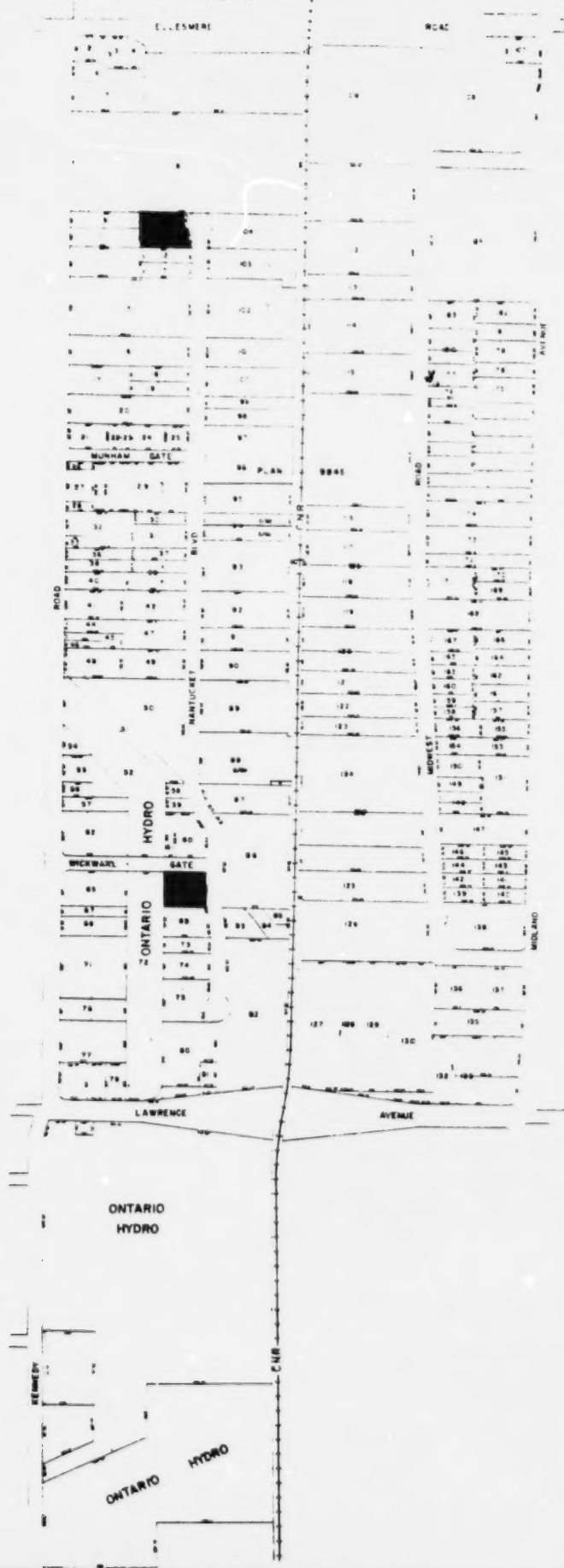
CORONATION DRIVE INDUSTRIAL DISTRICT (MAP C)

Location: Manse - Coronation - Beechgrove - Copperfield
(E-S-W-N)

Coronation Drive is one of Scarborough's smaller industrial districts with 77% of the industrial land developed. It is located in the south-east section of the City with the CNR line passing immediately to the south. Chemical and petroleum based production is a major activity in the district. There are 9 vacant industrial sites.

<u>Site #</u>	<u>Owner's Name & Address</u>	<u>Location of Site</u>	<u>(Hectare) Site Area</u>	<u>Zoning</u>	<u>Serviced</u>
1	N.H.D. Developments Ltd., 1674 Eglinton Ave. W., Toronto, Ontario. M6E 2J5. Tel: 783-6156	N/Side Coronation between Manse & Bennett	1.336	M	Yes
2	Apco Industries Co. Ltd., 10 Industrial Street, Toronto, Ontario. M4G 1Z1.	W/Side Wallsend S. of Coronation	2.064	M	Yes
3	Bredis Teodors 11 Strandhill Rd., Scarborough, Ontario. M1J 3A8.	N/W Corner Coronation & Beechgrove	0.410	M	Yes
4	Sealed Air of Canada Ltd., 95 Glidden Road Brampton, Ontario L6T 2H8. Tel: 456-0701	W/Side Minuk Acres	0.405	M	Yes
5	Artistic Plastics Inc. 500 Coronation Drive West Hill, Ontario. M1E 4V7.	S/Side Minuk Acres	0.818	M	Yes
6	GHIA Holdings and Investment Ltd. Unit 9, 1680 Midland Ave., Scarborough, Ontario. M1P 3C6.	S/Side Minuk Acres	0.809	M	Yes
7	Scarborough Movers Ltd.	N/Side Beechgrove Drive	2.795	M	Yes

8	Metropolitan Toronto Parks Dept., 10th Flr., East Tower City Hall, Toronto, Ontario. M5H 2N1.	N/Side Copperfield 0.999 at Beechgrove	M/MG	Yes
9	Metro Toronto Works Dept., 439 University Ave., Phoenix House, Toronto, Ontario. M5G 1T8. Tel: 392-8211	E/Side Beechgrove 3.274 at Copperfield	M/MG/MS	Yes



DORSET PARK INDUSTRIAL

MAP D

DORSET PARK INDUSTRIAL DISTRICT (MAP D)

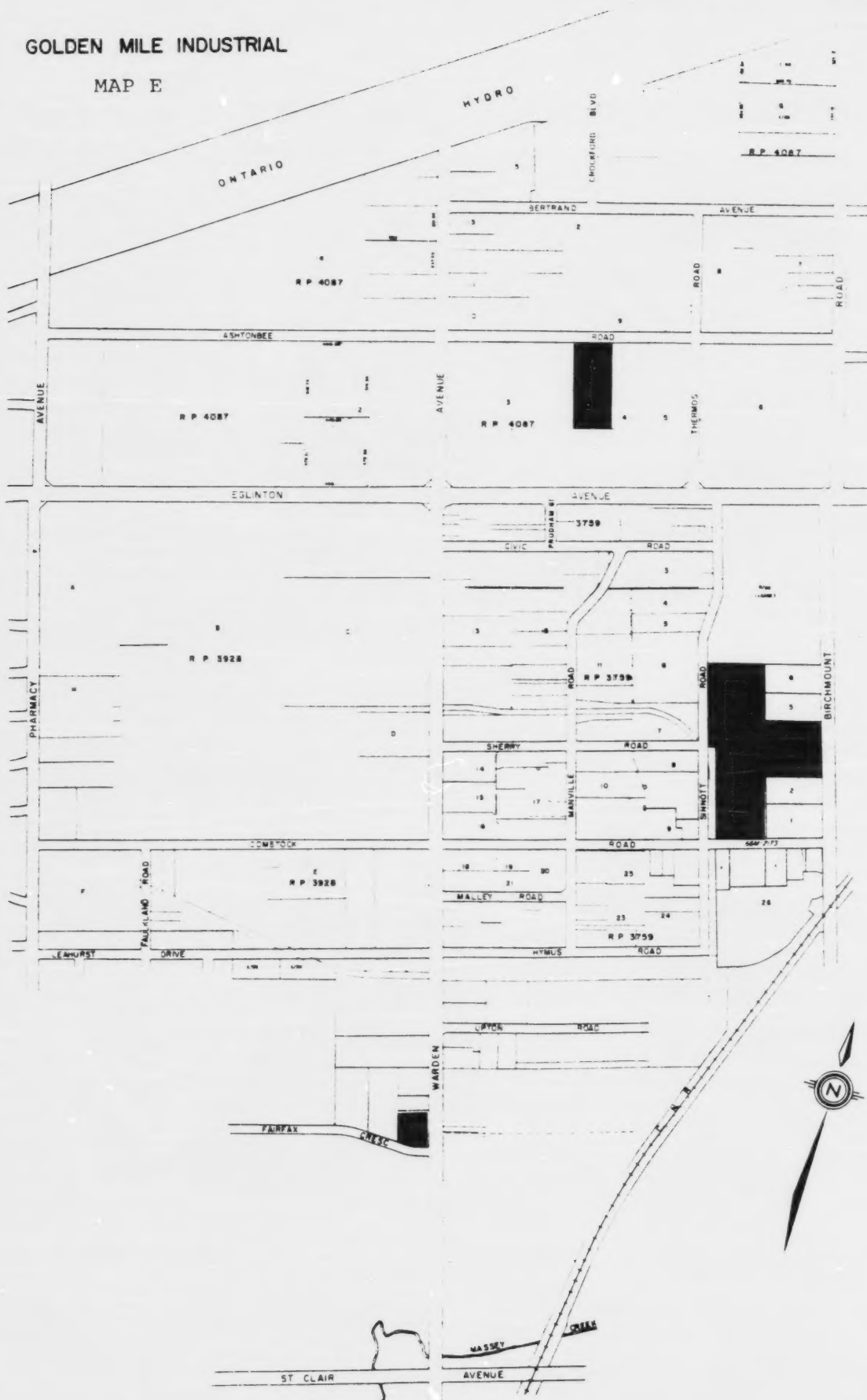
Location: Kennedy - Ellesmere - Midland - Lawrence (E-S-W-N).

Dorset Park is located to the immediate south-west of the City Centre and is about one mile south of the Hwy 401 which is easily accessible. It has an excellent network of roads serving the industrial sites. The north-south CNR line runs through the district providing direct access to some of the sites. Food producers, printing and publishing industries, furniture and machinery producers operate in the district. There are only two vacant sites which are less than 1% of the total sites.

<u>Site #</u>	<u>Owner's Name & Address</u>	<u>Location of Site</u>	<u>(Hectare)</u> <u>Site Area</u>	<u>Zoning</u>	<u>Serviced</u>
1	D. Salvarinas, Prespa Foods Co. Ltd. 12 Butterfield Dr., Don Mills, Ontario. M3A 2L8.	S/Side Wickware Gate at Kennedy	0.441	MS, MG	Yes
2	Winshul Investment Group Ltd. c/o Laventhol, Horwath, 120 Adelaide St. W., Toronto, Ont. M5H 1T1 Tel: 977-2555	W/Side Nantucket Blvd., E. of Kennedy Rd.	0.481	M	Yes

GOLDEN MILE INDUSTRIAL

MAP E



GOLDEN MILE INDUSTRIAL DISTRICT (MAP E)

Location: Pharmacy - Gatineau Hydro Line - Birchmount - St. Clair
(E-S-W-N).

The Golden Mile Industrial District enjoys good access to major thoroughfares. It has the best access to rail services and is served well by public transit. The Highway 401 is located to the north and the Don Valley Parkway is to the west.

The major industrial activity is manufacturing, e.g. transportation equipment and fabricated metal products. 94% of all the industrial sites has been developed. The remaining 6% includes the following 10 vacant sites.

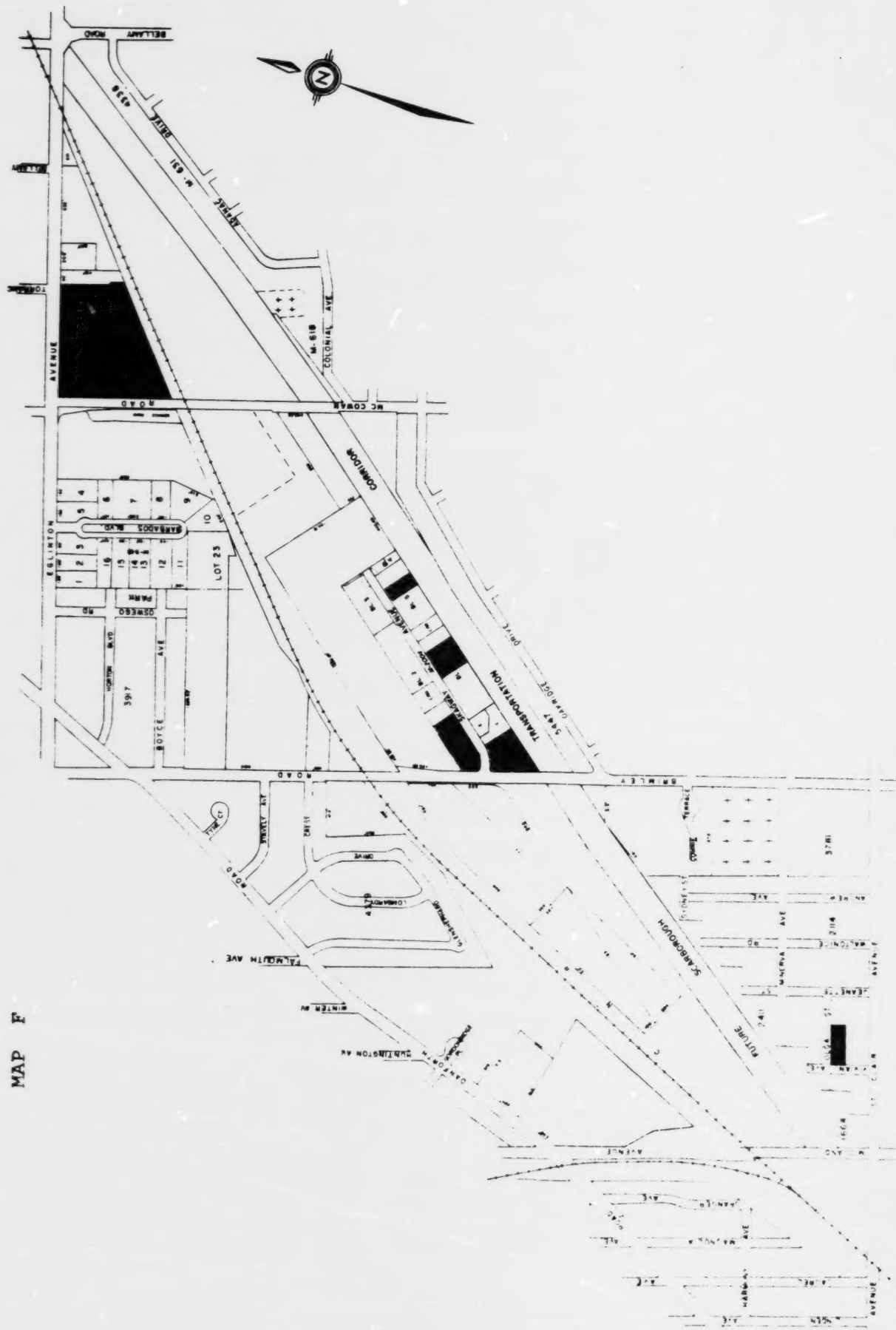
Site #	Owner's Name & Address	Location of Site	(Hectare)	Zoning	Serviced
			Site Area		
1	Megael Ltd. 2175 Victoria Park Ave., Scarborough, Ontario. M1R 1V6.	N/W Corner Fairfax and Warden	0.398	MDC	Yes
2	Newfin Land Development Co. Ltd. 5001 Dufferin Street Thornhill, Ont. L4K 2K2.	S/Side Ashtonbee between Warden and Thermos	1.562	MG	No *
3	Marathon Realty Co. Ltd., Suite 300, 40 University Ave., Toronto, Ontario. M5J 2K3. Tel: 863-1400	S/Side Birchmount N. of Comstock	0.684	M, MG	Yes
4	Marathon Realty Co. Ltd.	S/Side Birchmount N. of Comstock	0.684	M, MG	Yes
5	Birchstock Develop- ments Ltd., 250 Consumers Rd., Suite 1103, Willowdale, Ontario. M2J 4V6.	E/Side Sinnott N. of Comstock	0.689	M, MG	Yes
6	Birchstock Develop- ments Ltd.	E/Side Sinnott, N. of Comstock	0.691	M, MG	Yes
7	Birchstock Develop- ments Ltd.	E/Side Sinnott, N. of Comstock	0.586	M, MG	Yes

8	Birchstock Develop- ments Ltd.	E/Side Sinnott, N. of Comstock	0.725	M,MG	Yes
9	Birchstock Develop- ments Ltd.	N/Side Comstock between Sinnott & Birchmount	0.678	M,MG	Yes
10	B. D. Alm Investments Ltd., c/o Vulcan Equipment Co. Ltd., 350 Progress Ave., Scarborough, Ontario. M1P 4R3. Tel: 291-7780	N/E Corner Comstock and Sinnott	0.687	M,MG	Yes

* There are no sewers and water services at this site. Sewer and watermain construction is scheduled for the year 1988 in the 5 Year Capital Works Program. This schedule is subject to Council approval.

Knob Hill
Industrial District

Map F



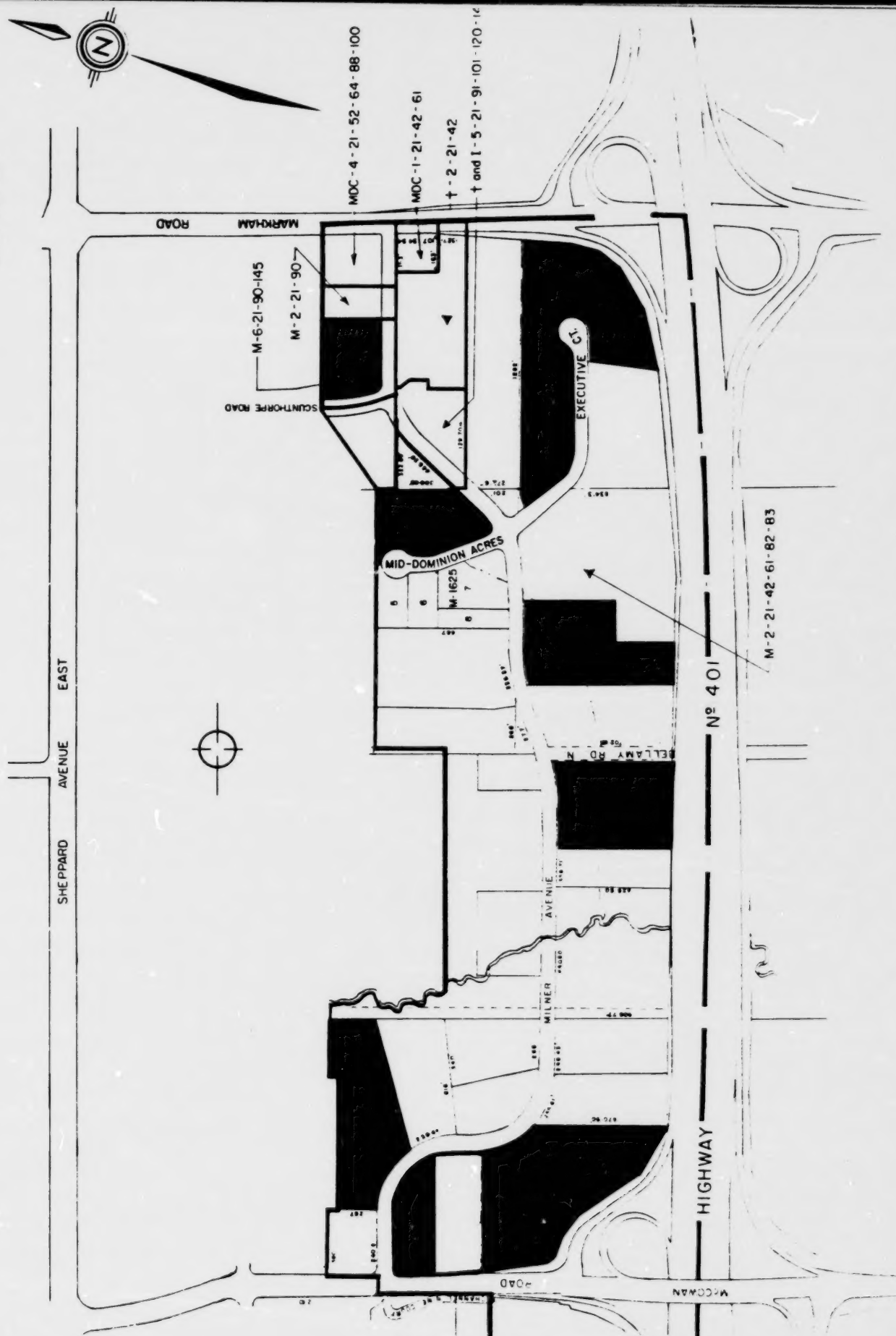
KNOB HILL INDUSTRIAL DISTRICT (MAP F)

Location: Midland - N/E along CNR - Bellamy - Eglinton(E-N-W-S)

Knob Hill Industrial District is located in the south-west section of the City, in the southern CNR line industrial corridor. This district contains primarily small manufacturing firms. There are 7 vacant industrial sites.

Site #	Owner's Name & Address	Location of Site	(Hectare)	Zoning	Serviced
			Site Area		
1	Swale Investments Ltd. c/o 1408 Kingston Rd. Scarborough, Ontario. M1N 1R3.	N/E Corner Skagway & Brimley	0.526	M	Yes
2	Pianissimo Holdings Ltd., c/o Samuel Sarick Ltd. - 95 Barber Green Road Suite 305, Don Mills Ontario. M3C 2A2. Tel: 445-9920	S/Side Skagway	0.099	M	Yes
3	66 Crockford Boulevard Ltd., c/o D. F. Meyrick, Q.C., Ste. 508, 372 Bay Street, Toronto, Ontario. M5H 2W9.	S/Side Skagway	0.415	M	Yes
4	Lornel Investments Ltd., c/o Nell Varjack 116 Pintail Crescent Don Mills, Ontario. M3A 2Y7	S/E Corner Skagway & Brimley	1.214	M	Yes
5	Pianissimo Holdings Ltd.	N/Side Skagway	0.21	M	Yes
6	City of Scarborough 150 Borough Drive Scarborough, Ontario M1P 4N7. Tel: 296-7738	S/S Olga Street N. of St. Clair E.	0.184	M	Yes
7	Sevendon Holdings Ltd. 2547 Weston Toronto, Ontario. Tel: 244-7907	2911 Eglinton E., E. of McCowan	5.095	M	Yes

MAP G



MALVERN INDUSTRIAL DISTRICT (MAP G)

Location: McCowan - Milner - Markham - 401 (E-S-W-N)

The Malvern Industrial District is located immediately to the north and east of the City Centre in the Highway 401 industrial corridor. It is one of the most prestigious industrial districts in the City with 74% of the land developed and occupied. Due to its prime location along the 401, it has attracted some well-known companies including SKF, CFTO-TV, Yamaha (Music), Phillips Electronics. The remaining 26% of land includes the following 11 vacant sites totalling 19.674 hectares of vacant land.

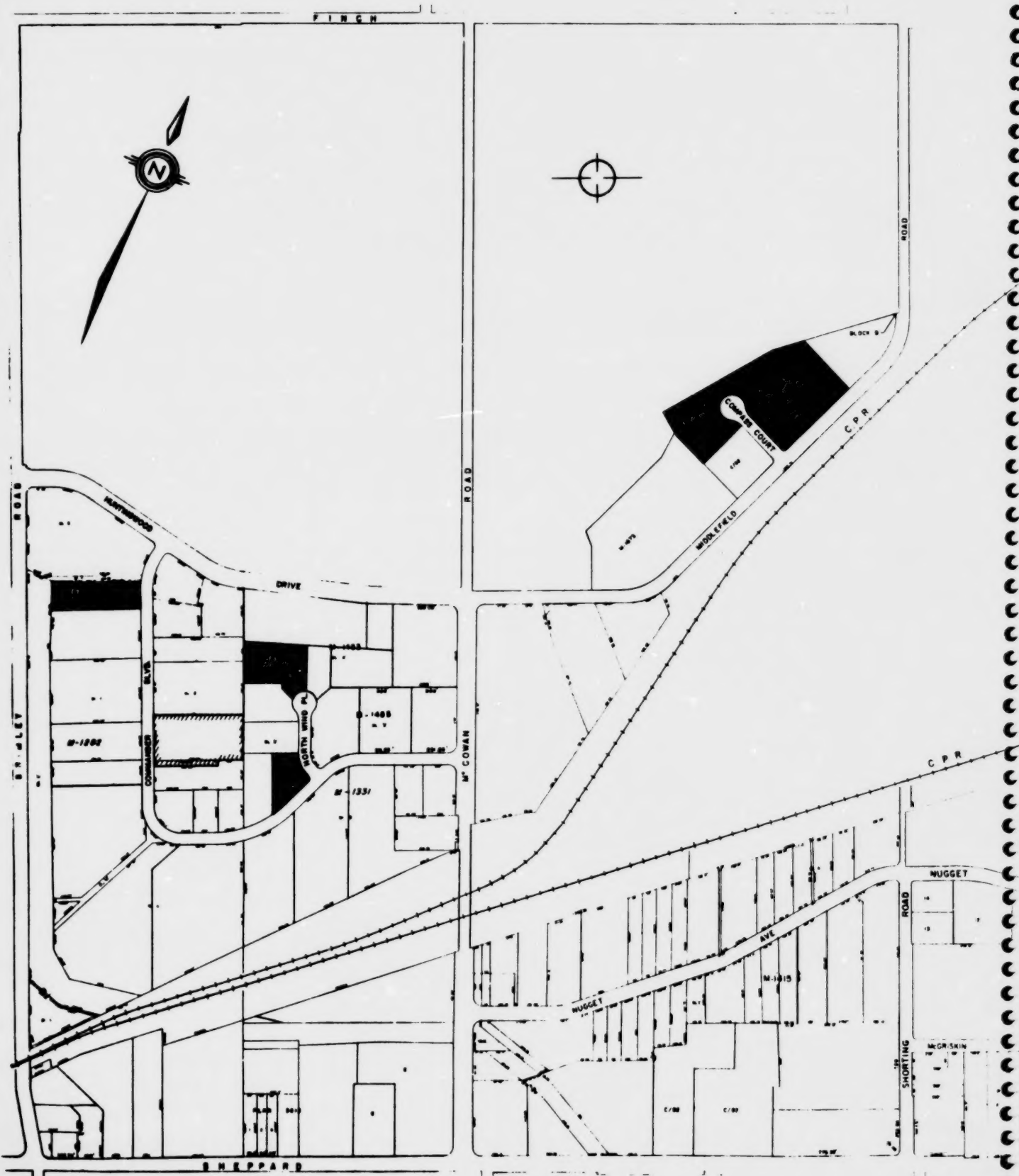
Malvern Industrial District

<u>Site #</u>	<u>Owner's Name & Address</u>	<u>Location of Site</u>	<u>(Hectare) Site Area</u>	<u>Zoning</u>	<u>Serviced</u>
1	Queddon Hall Investments Ltd., 705 Progress Ave, Unit 33, Scarborough, Ontario M1H 2X2	S/Side Milner at McCowan	0.860	MDC	Yes
2	Gasner Holdings Ltd. 44 Milner Ave., Scarborough, Ont. M1S 3P8.	N/Side Milner E. of McCowan	2.544	M	Yes
3	Queddon Hall Investments Ltd.,	S/Side Milner E. of McCowan	3.939	M	Yes
4	Hudson Coal & Fuel Oil Ltd. 398 Avenue Rd., Toronto, Ontario. M4V 2H4. Tel: 924-2127	S/Side Milner E. of McCowan	2.791	M	Yes
5	Hudson Coal & Fuel Oil Ltd. 398 Avenue Rd., Toronto, Ontario. M4V 2H4.	E/Side Mid- Dominion Acres N. of Milner Ave.	0.484	M	Yes
6	Hudson Coal & Fuel Oil Ltd.	E/Side Mid- Dominion Acres N. of Milner Ave.	0.417	M	Yes

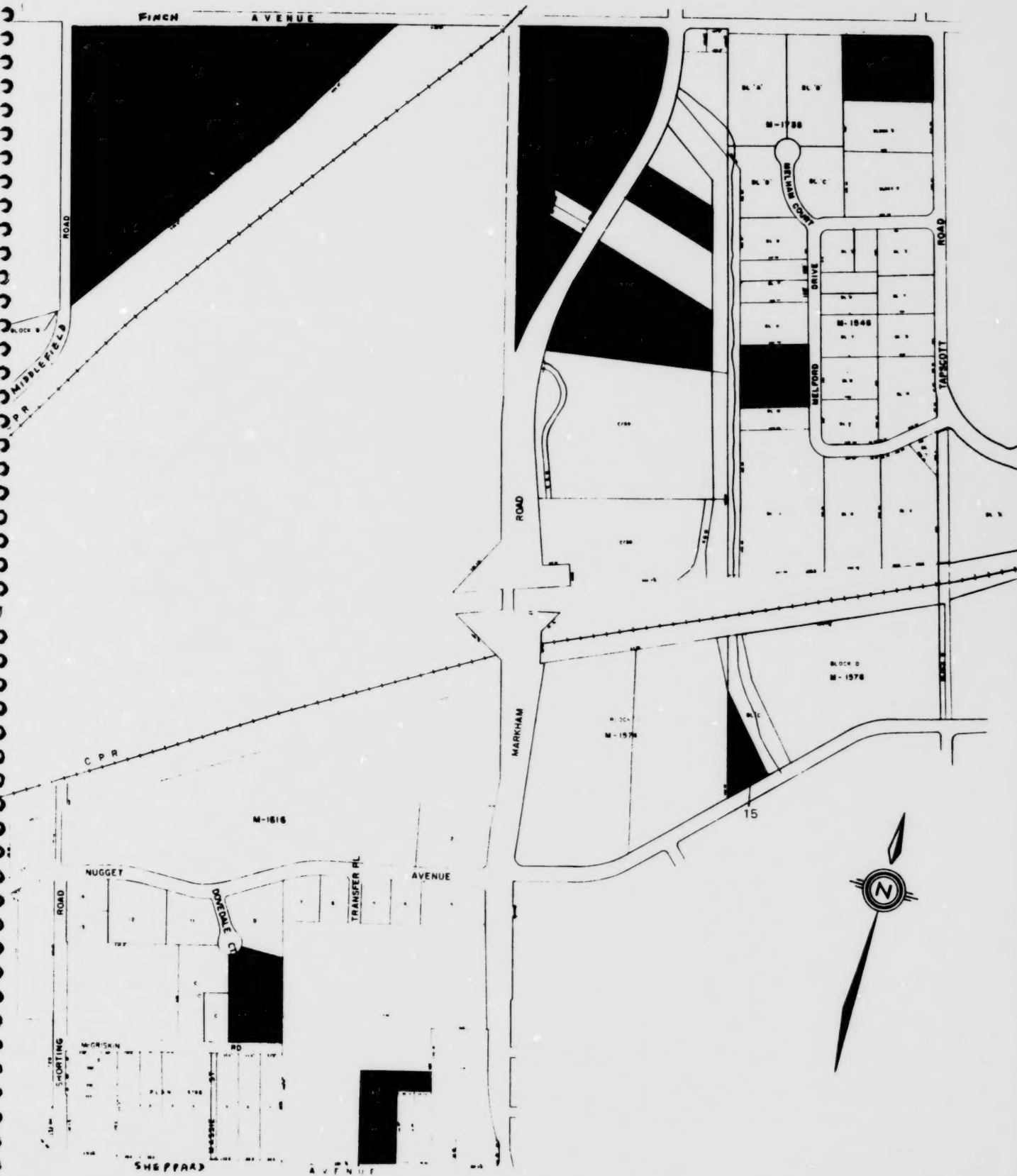
7	Hudson Coal & Fuel Oil Ltd.	E/Side Mid-Dominion Acres N. of Milner Ave.	0.409	M	Yes
8	Hudson Coal & Fuel Oil Ltd.	N/Side Milner Ave. E. of Mid-Dominion Acres	0.285	M	Yes
9	Mazda, 821 Brock Road, Pickering, Ontario. L1W 3L6.	N/Side Executive Court, S. of Milner Ave.	3.939	M	Yes
10	Scarborough Public Utilities Commission 1530 Markham Rd. Scarborough, Ontario. M1B 3G4. Tel: 292-1530	E/Side Scunthorpe Rd., N/Side Milner Ave.	1.406	M	Yes
11	Konca Investments Ltd. 28 Belinda Square, Scarborough, Ontario. M1W 3M2.	145 Milner Ave.	2.600	M	Yes

MARSHALLING YARD
INDUSTRIAL DISTRICT

(MAP H - 1)



(MAP H - 2)



MARSHALLING YARD INDUSTRIAL DISTRICT (MAP H-1 & MAP H-2)

Location: Brimley - Finch - Tapscott - Sheppard (E-S-W-N)

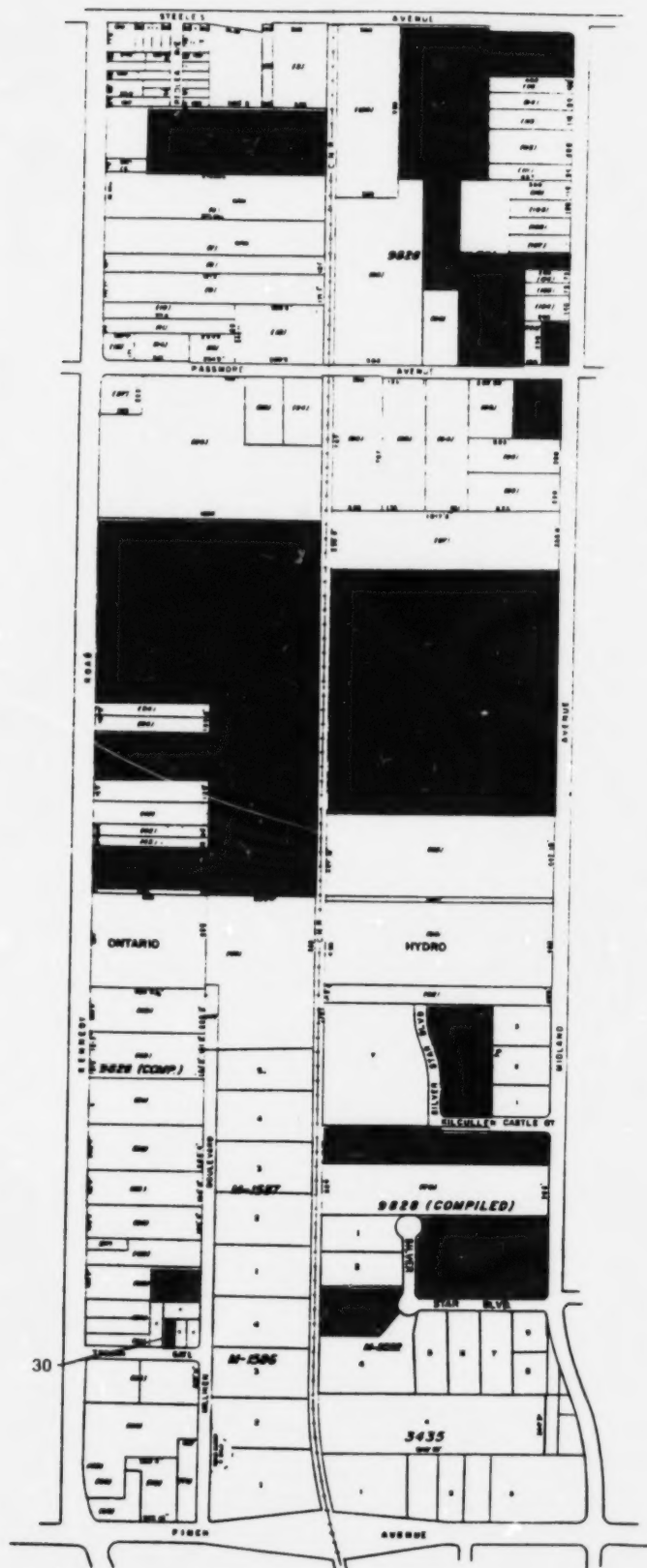
The Marshalling Yard Industrial District is located a mile north of the City Centre. McCowan and Markham Roads have direct access to Highway 401. The CPR rail lines pass through the district and serves 11 sites. Various types of manufacturing and trade industries, especially wholesale trade, operate in the district. It has 138 industrial sites with 15 vacant sites.

<u>Site #</u>	<u>Owner's Name & Address</u>	<u>Location of Site</u>	<u>(Hectare)</u> <u>Site Area</u>	<u>Zoning</u>	<u>Serviced</u>
1	Monarch Construction Ltd., 2025 Sheppard Ave. E., Willowdale, Ontario. M2J 1V7. Tel: 491-7440	N/E Corner Commander & North Wind Place	0.405	MG	Yes
2	Monarch Construction Ltd.	North Wind Place, E. of Commander	0.542	MG	Yes
3	Monarch Construction Ltd.	N/Side Middle-field at Compass Court	5.180	M	Yes
4	Hastings Keith R.R.1, Agincourt Ontario. M1S 3B2.	S/E Corner Finch & Middlefield	14.455	AG	Yes
5	West Hill Redevelopment Co. Ltd., c/o Lebovic Enterprises, Suite 201, 55 Nugget Ave., Scarborough, Ontario. M1S 3L1. Tel: 291-1955	S/Side Finch W/Side Markham	7.34	AG	Yes
6	Pinetree Development Co. Ltd., c/o Lebovic Enterprises	W/Side Markham, S. of Finch	0.405	AG	Yes
7	P & D Holdings 2 Colvestone Rd., Willowdale, Ontario. M2L 1X3.	Dovedale Court	1.70	MG	Yes

8	Brimell Motors Ltd. 4600 Sheppard Ave. E. Scarborough, Ontario. M1S 3V5. Attn: Mr. Nicholas Brozian Tel: 292-2241	N/Side Sheppard W. of Markham	1.626	AG	Yes
9	Monarch Construction- Ltd.	W/Side Commander, E. of Brimley	0.943	M	Yes
10	Kurian Cherupallil Joseph, c/o Alpha Laboratories Inc., 333 Lesmill Road, Don Mills, Ontario. M3B 2V4.	E/Side Markham, S. of Finch,	1.214	M,MS	Yes
11	Eastgate Developments c/o Lebovic Enterprises, Unit 201, 55 Nugget Ave., Scarborough, Ontario. M1S 3L1 Tel: 291-1955	E/Side Markham, S. of Finch N. of CPR	4.747	M,MS	Yes
12	651565 Ontario Ltd. 345 Wilson Ave., Suite 304, Downsview, Ontario. M3H 5W1.	S/W Corner Finch & Tapscott	2.024	M	Yes
13	558963 Ontario Inc. 3 Daleena Drive Don Mills, Ontario. M3A 2L6.	60 Melford Drive	1.021	MS	Yes
14	Lazovic Slobodanka 78 Dragoon Crescent Scarborough, Ontario. M1V 1N4.	50 Melford Drive	0.493	MS	Yes
15	Maxwell Excavating Ltd., 92 Francine Dr., Willowdale, Ontario. M2H 2G7. Tel: 491-6121	N/Side McLevin E. of Markham	0.834	M	Yes

MILLIKEN INDUSTRIAL DISTRICT

MAP I



MILLIKEN INDUSTRIAL DISTRICT (MAP I)

Location: Kennedy - Steeles - Midland - Finch (E-S-W-N)

Milliken is Scarborough's fifth largest industrial district. It is located in the north-west portion of the City. Accessibility to sites in the district is good; the north-south CNR line passes through the middle of the district and serves some of the sites directly.

Two major activities operate in the district. They are the building trade industry and the light manufacturing industry such as paper, printing and food products. 28% of the total sites are vacant which include the following 32 sites.

<u>Site #</u>	<u>Owner's Name & Address</u>	<u>Location of Site</u>	(Hectare) <u>Site Area</u>	<u>Zoning</u>	<u>Serviced</u>
1	Cherlyn Investments Ltd., Suite 303, 201 Consumers Rd., Willowdale, Ontario. M2J 4G8.	E/Side Silver Star, N. of Kilcullen Castle	0.704	M	Yes
2	Cherlyn Investments Ltd.	E/S Silver Star, N. of Kilcullen Castle	0.603	M	Yes
3	Cherlyn Investments Ltd.	N/E Corner Kilcullen Castle & Silver Star	0.489	M	Yes
4	Visser Murray 100 Donalds Crescent Scarborough, Ontario M1S 1P2.	S/Side Kilcullen Castle, E/Side CNR	1.837	M, MG, MS	Yes
5	David Greenberg Ltd. In Trust, 3463 Sheppard Ave.E. Scarborough, Ontario. M1T 3K5.	S/W Corner Kilcullen Castle & Midland	0.579	M	Yes
6	Kreadar Enterprises Ltd., c/o Marofrank Inc., 2075 University St., Suite 800, Montreal, Quebec. H3A 2L1.	W/Side Midland, E/Side CNR S. of Passmore	16.155	M, MG, MS	Yes
7	S & O Contracting Co. Ltd., c/o Agincourt Supply Ltd., 3358 Midland Ave., Scarborough, Ontario. M1V 2W8.	W/Side Midland, S. of Passmore	0.406	M	Yes

8	690556 Ontario Ltd., 2190 Warden Ave., Unit 8, Scarborough, Ontario. M1T 1V6.	S/W Corner Passmore & Midland	0.441	M	Yes
9	Jackobsen Bernard, c/o Temple Paint & Varnish Co., 205 Fenmar Rd., Weston, Ontario. M9L 2X4.	E/Side Kennedy, W/Side CNR, S. of Passmore	5.147	M,MG,MS	Yes
10	R.G. Dibble Co. Ltd. 9 Dibble St., Toronto, Ontario. M4M 2E7.	E/Side Kennedy, W/Side CNR S. of Passmore	12.057	M,MG,MS	Yes
11	Fleetwood Holdings Ltd., c/o 108 Old Forest Hill Rd., Toronto, Ontario. M5P 2R9.	E/Side Kennedy S. of Passmore	1.162	M	Yes
12	Consumers Realty Ltd. c/o Land Dept., P.O. Box 650, Scarborough, Ontario. M1K 5E3.	E/Side Kennedy S. of Passmore	0.405	M	Yes
13	N. Kwinter Holdings Ltd., 218 Old Forest Hill Rd., Toronto, Ontario. M6C 2H3.	E/Side Kennedy, S. of Passmore	1.554	M	Yes
14	Pacway Investments Inc., 19 Wentworth Ave., Willowdale, Ont., M2N 1T5	E/Side Kennedy, N. of Ontario Hydro Brooklyn Junction Line	1.359	M	Yes
15	M & R Holdings 3520 Pharmacy Ave. Unit #1, Scarborough, Ontario. M1W 2T8.	E/Side Kennedy W/Side CNR S. of Steeles	4.178	M,MG,MS	Yes
16	Standard Industries Ltd., 1224 Lawrence Ave.W., Toronto, Ontario. M6A 1E4.	S/Side Steeles between Midland & CNR	4.048	M,MG,MS	No*

17	Vincent-Roland Holdings Ltd. 275 Lesmill Don Mills, Ontario. M3B 2V1.	S/Side Steeles E. of Midland	0.232	M	No**
18	Atlas Sheet Metal Ltd., Unit 2, 21 Trojan Gate, Scarborough, Ontario. M1V 1T2.	S/Side Steeles E. of Midland	0.250	M	No**
19	National Trust Co. Ltd., The Dominion Realty Co. Ltd., Commerce Court West, Box 145, Commerce Court Post Station, Toronto, Ontario. M5L 1E2.	S/W Corner Steeles & Midland	0.599	M	No***
20	D. Crupi & Sons Ltd. 85 Passmore Agincourt, Ontario. M1S 3B6. Tel: 291-1986	W/Side Midland N. of Passmore	0.323	M	Yes
21	D. Crupi & Sons Ltd.	N/Side Passmore W. of Midland	3.173	M	Yes
22	Midland Industrial Mall Inc., c/o Berens and Zimmerman, Suite 701, 2161 Yonge St., Toronto, Ontario. M4S 3A6.	W/Side Silver Star, E/Side CNR	1.154	M, MG, MS	Yes
23	Shin Kwan Lo & Sons Ltd., 3000 Bathurst St., Apt. 1011, North York, Ontario. M6B 3B4.	N/W Corner Silver Star	0.387	M	Yes
24	Shin Kwan Lo & Sons Ltd.	W/Side Midland N. of Silver Star	0.389	M	Yes
25	Silver Star Recreation Centre Inc., 6 Misty Cres., Don Mills, Ontario. M3B 1T3.	N/Side Silver Star, W. of Midland	0.782	M	Yes
26	Silver Star Recreation Centre Inc.	N/Side Silver Star, W. of Midland	0.782	M	Yes

27	Silver Star Recreation Centre Inc.	E/Side Silver Star, W. of Midland	0.3950	M	Yes
28	Styx Golf Clubs Ltd. Unit 10, 5250 Finch Ave. E., Scarborough, Ontario. M1S 4P3.	E/Side Silver Star, W. of Midland	0.407	M	Yes
29	Floyd & Elwood Betz P.O. Box 99, Agincourt, Ontario. M1S 3B5.	W/Side Milliken N. of Trojan Gate	0.616	M, MG, MS	Yes
30	Midland Mobile Concrete Ltd., 12 Trojan Gate, Unit A, Scarborough, Ontario. M1V 3B8.	N/S Trojan Gate W. of Kennedy	0.120	M	Yes
31	Standard Industries Ltd., 1224 Lawrence Ave. W., Toronto, Ontario. M6A 1E4.	S. of Passmore (rear), W. of Midland	3.173	M	No*
32	Sun Oil Co. Ltd. c/o F. R. Liptrott 56 Wellesley St. W. Toronto, Ontario. M5S 2S3.	N/W Corner Passmore & Midland	0.328	M	Yes

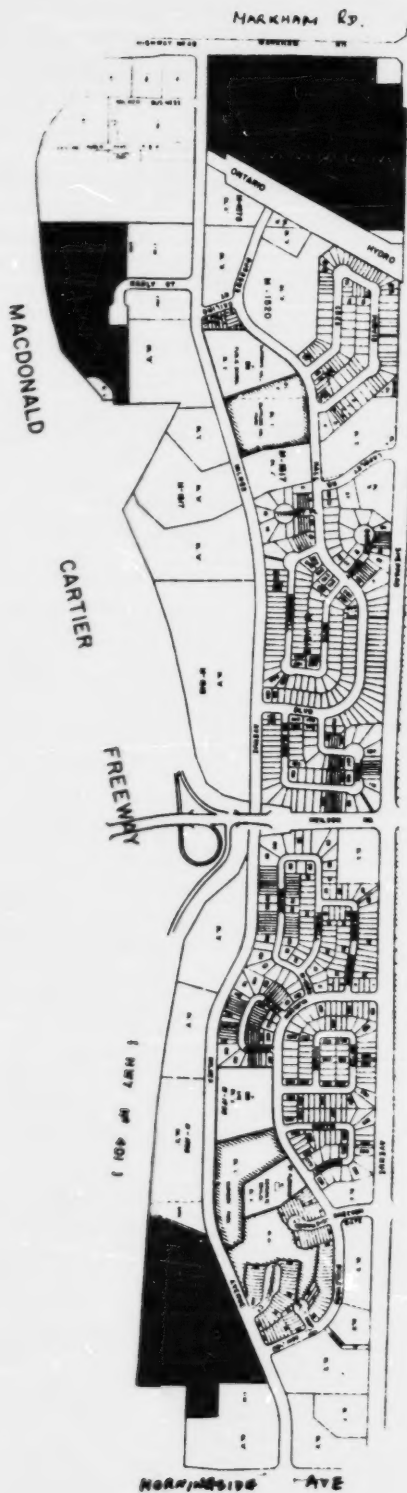
* Sewer & Watermain constructions are budgeted beyond the year 1991 in the 5 year Capital Works Program.

** Sewer & Watermain would be constructed to future sewer on Midland Avenue.

*** Although Sewer construction on Midland Ave. at the site are scheduled to be built in 1987, there will be no guarantee that it would be built during 1987 because of MTC funding shortage.

NEILSON INDUSTRIAL DISTRICT

MAP J



NEILSON INDUSTRIAL DISTRICT (MAP J)

Location: Markham - Milner - Morningside - Hwy 401 (E-S-W-N)

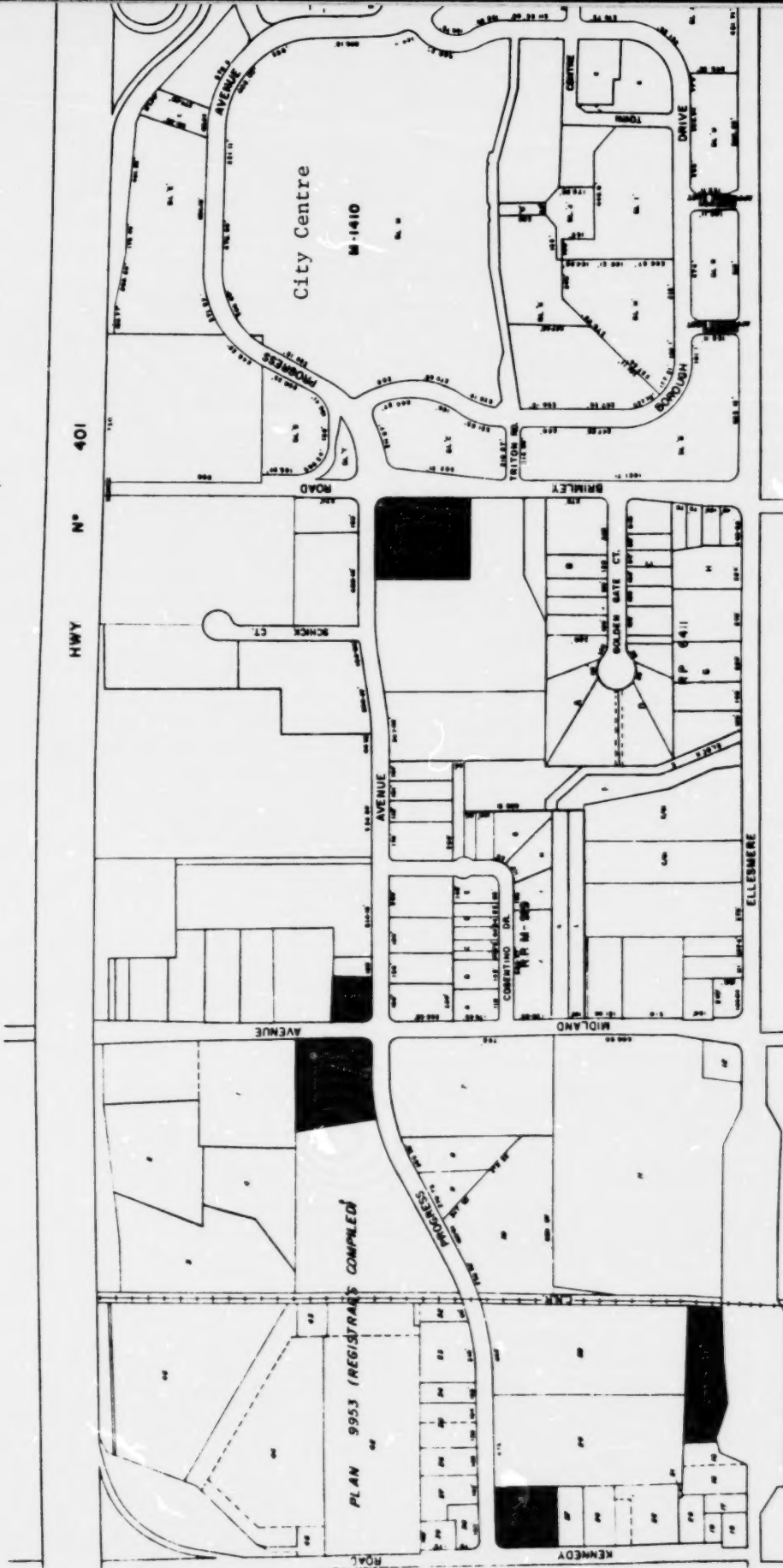
Neilson Industrial District is located on the north side of the Highway 401 industrial corridor with one half of the site backing onto the Highway. Due to the district's excellent accessibility and visibility, it has attracted a few high profile companies including Philips, Honda and Teleglobe. There are other small operations involved in light manufacturing, warehousing and miscellaneous repairs. There are no commercial activities operating in the district.

There are in total 16 industrial sites which include the following 4 vacant sites.

Site #	Owner's Name & Address	Location of Site	(Hectare)	Zoning	Serviced
			Site Area		
1	Public Works Canada Municipal Grants Div., Ontario Region, 4900 Yonge Street, Willowdale, Ontario. M2N 6A6. Tel: 224-4111	E/Side Markham S/Side Sheppard	9.005	AG	Yes
2	Public Works Canada c/o Monday's Choice Management Corp., 1555 Markham Road, Scarborough, Ontario. M1B 2W1.	E/Side Markham N/Side Milner	4.435	AG	Yes
3	Regal Investments Limited, 801 Milner Avenue, Scarborough, Ontario. M1B 3C3.	785 Milner Avenue W. of Morningside	8.976	M	Yes
4	Runnymede Development Corp. Ltd., 1051 Tapscott Scarborough, Ontario. M1X 1A1. Tel: 298-0066	Nably Court	4.047	M	Yes

PROGRESS WEST INDUSTRIAL DISTRICT

MAP K



PROGRESS WEST INDUSTRIAL DISTRICT (MAP K)

Location: Kennedy - Hwy 401 - Brimley - Ellesmere (E-S-W-N)

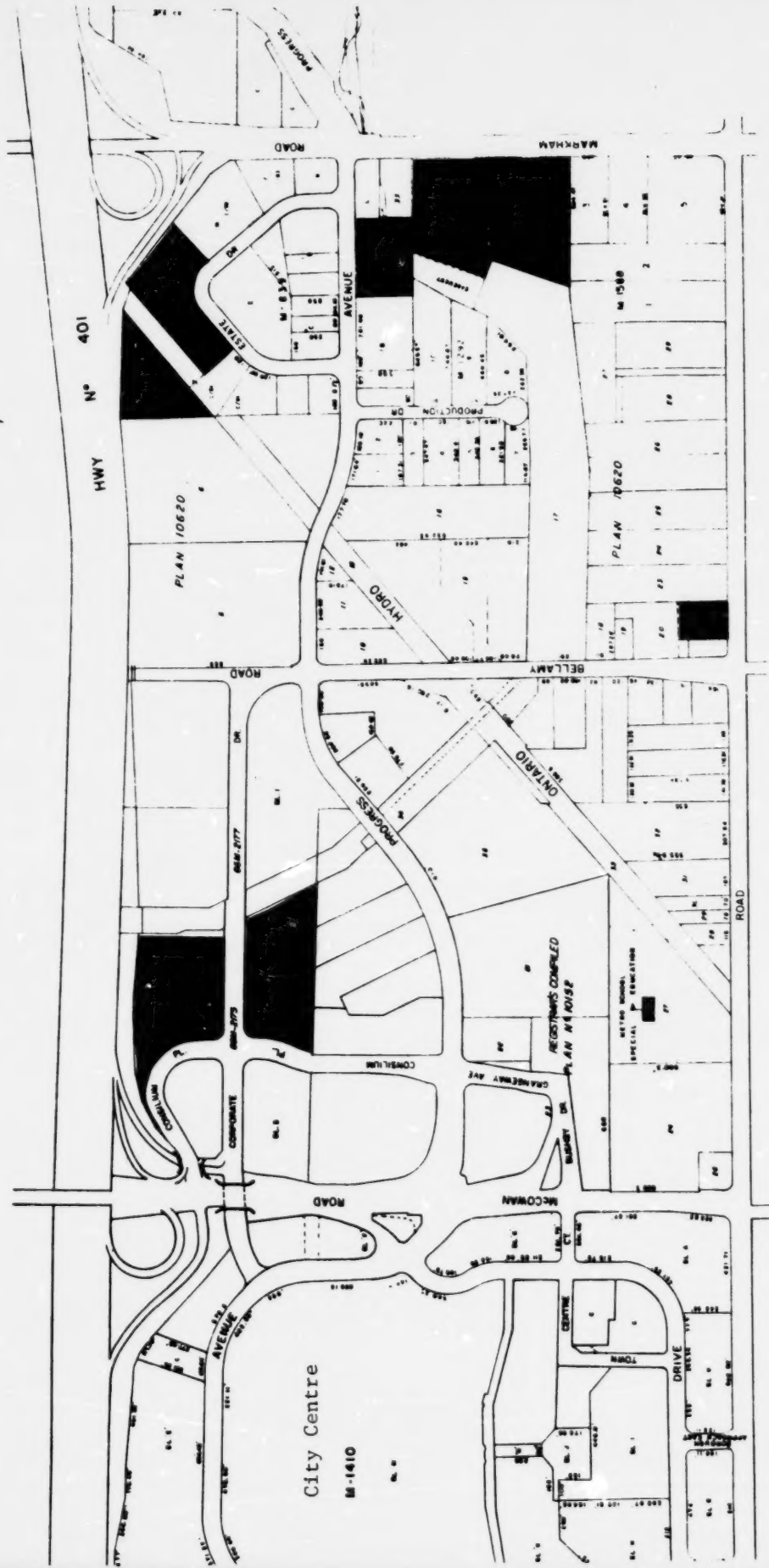
The Progress West Industrial District is located on the south side of the Highway 401 industrial corridor, directly west of the City Centre. It has excellent accessibility and visibility. The RT line passes through the district providing excellent public transit.

Manufacturing industries are the main activity. Light industries include paper, printing and publishing. Other manufacturing industries are producers of food and furniture. 7.7% of the district's sites are zoned for commercial uses.

Site #	Owner's Name & Address	Location of Site	(Hectare)	Zoning	Serviced
			Site Area		
1	Helder Holdings Limited c/o Isaac Meisels Invest. Ltd., P.O. Box 338, Station T, Toronto, Ontario. M6B 4A3. Tel: 298-1026	S/E Corner Progress & Kennedy	0.897	MDC	Yes
2	Municipality of Metropolitan Toronto 14th Floor, City Hall Toronto, Ontario. M5H 2N1. Tel: 392-8157	N/Side Ellesmere E. of Kennedy	1.922	M	Yes
3	Milltro Investments Ltd., 111 Progress Ave., Scarborough, Ontario. M1P 2Y9.	N/W Corner Progress & Midland	1.623	M	Yes
4	Calora Investments Ltd., 90 Glenwood Cres. Toronto, Ontario. M4B 1K1. Tel: 757-1377	N/E Corner Progress & Midland	0.433	M	Yes
5	City of Scarborough, 150 Borough Drive Scarborough, Ontario M1P 4N7. Tel: 296-7738	S/W Corner Progress & Brimley	1.898	M	Yes

PROGRESS EAST INDUSTRIAL
DISTRICT

MAP L



PROGRESS EAST INDUSTRIAL DISTRICT (MAP L)

Location: McCowan - Hwy 401 - Markham - Ellesmere (E-S-W-N)

The Progress East Industrial District is located on the south side of the Highway 401 industrial corridor, directly east of the City Centre. Access and visibility of sites within the district is excellent. The RT line with its terminus at the western border of the district provides excellent public transit.

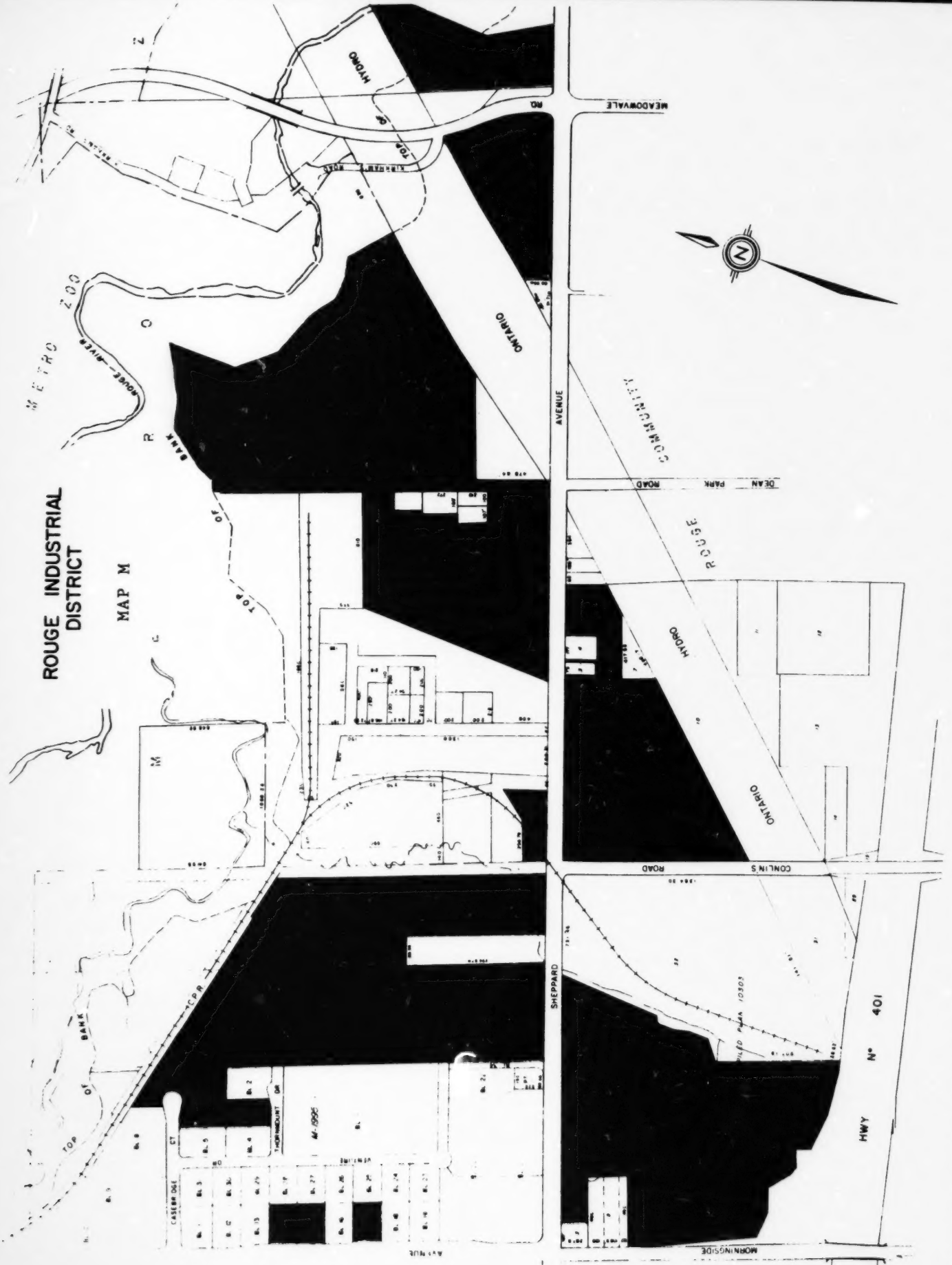
The district's major manufacturing activities include metal and machinery. It is also a centre for wholesale trade with some commercial activities permitted.

<u>Site #</u>	<u>Owner's Name & Address</u>	<u>Location of Site</u>	<u>(Hectare)</u> <u>Site Area</u>	<u>Zoning</u>	<u>Serviced</u>
1	Tan File Investments Inc., c/o The Scarborough Corporate Centre Ltd. 200 Consilium Place, Ste. 710, Scarborough, Ontario. M1H 3E3. Tel: 296-9400	E/Side Consilium Place, S. of Hwy 401	3.735	M	Yes
2	Prudential Insurance Co. of America, The Equity Development Group, 200 Consilium Place, Ste. 710, Scarborough, Ontario. M1H 3E6. Tel: 296-9400	S/E Corner Corporate Dr. & Consilium Pl.	2.367	M	Yes
3	Java Investments Limited, 999 Eglinton Ave. W., Toronto, Ontario. M6C 2C7. Tel: 781-6864	S/Side Progress W. of Markham	0.571	M	Yes
4	Flexible Investments Ltd., c/o Arnold Zajdner 15 Gervais Drive, Ste. 800, Don Mills, Ontario. M3C 1Y8.	E/Side Markham S. of Progress	4.777	M	Yes

5	Red Banner Develop- ments Ltd. c/o 3241 Kennedy Road Unit 11, Scarborough, Ontario. M1V 2J8.	N/Side Ellesmere E. of Bellamy	0.198	MDC	Yes
6	Red Banner Develop- ments Ltd. c/o 3241 Kennedy Road Unit 11, Scarborough, Ontario. M1V 2J8.	N/Side Ellesmere E. of Bellamy	0.227	MDC	Yes
7	Estate Drive Partnership 37 James Foxway, Willowdale, Ontario. M2K 2S2.	N/Side Estate Dr.	1.433	M	Yes

ROUGE INDUSTRIAL DISTRICT

MAP M



ROUGE INDUSTRIAL DISTRICT (MAP M)

Location: Morningside - Sheppard - Meadowvale (E-N-S-W)

The Rouge Industrial District is the City's second largest industrial district. Accessibility to the district is excellent. Highway 401, which is located immediately to the south, can be reached via Morningside Avenue and Meadowvale Road. The industries already operating in the district include metal fabricators and building material production. There are 23 vacant industrial sites.

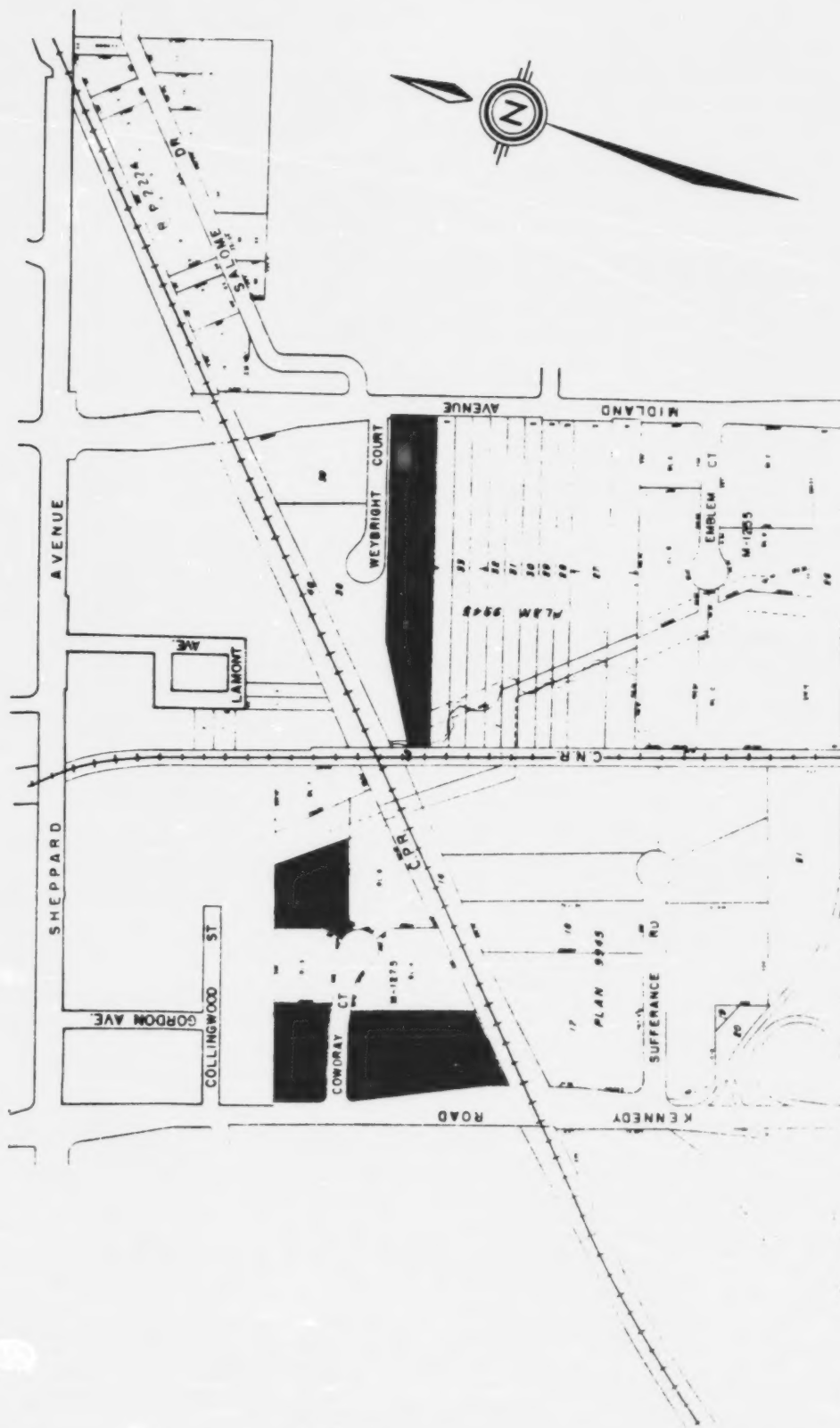
<u>Site #</u>	<u>Owner's Name & Address</u>	<u>(Hectare)</u>		<u>Site Area</u>	<u>Zoning</u>	<u>Serviced</u>
		<u>Location of Site</u>				
1	Edward Goldstein & Louis Hurwitz, 22 Glenayre Road, Toronto, Ontario. M5P 3B8.	N/Side Sheppard E. of Morningside		14.549	M	Yes
2	Transportation Communication Director Municipal Subsidies, 56 Wellesley St. W., Toronto, Ontario. M7A 2R8.	N/Side Sheppard E. of Morningside		8.671	M	Yes
3	Transportation Communication Director Municipal Subsidies	N. of Sheppard (rear land) E. of Morningside		2.140	M	Yes
4	City of Scarborough, 150 Borough Drive, Scarborough, Ontario. M1P 4N7.	N/Side Sheppard E. of Morningside		0.923	M	Yes
5	Robert H. McGregor, Jr., P.O. Box 236, West Hill, Ontario. M1E 4R5.	N/Side Sheppard W. of Meadowvale		14.460	M	No
6	City of Scarborough, 150 Borough Drive, Scarborough, Ontario. M1P 4N7.	N/Side Sheppard W. of Meadowvale		8.656	M	No
7	Dominic Cirone 294 Main Street, #401, Toronto, Ontario.	S/Side Sheppard E. of Morningside		0.584	M	Yes

8	258256 Holding Limited, c/o Sun Life Assurance Co. of Canada, P.O. Box 4084, Station 'A', Toronto, Ontario. M5W 2K9.	S/Side Sheppard E/Side Morningside	21.934	M	Yes
9	Highland Creek Sand & Gravel Co. Ltd., P.O. Box 130, West Hill, Ontario. M1E 4R4.	S/E Corner Sheppard & Conlin's	11.061	M	Yes
10	Great Emerald Construction Co. Ltd. c/o Wm. Ash, Barrister, 55 Eglinton Ave. E., Toronto, Ontario. M4P 1G8.	S/Side Sheppard E. of Dean Park	0.711	M	Yes
11	Estate of Jack George, c/o Price Marg (In Trust) 4376 Lawrence Ave. E., West Hill, Ontario. M1E 2T3.	S/Side Sheppard E. of Conlin's	1.968	M	Yes
12	Re-Co-Eng of Canada Ltd., 60 Nugget Ave., Units 8 - 9, Scarborough, Ontario.	N/Side Thornmount E. of Venture	0.582	M	Yes
13	Bozman Investments Ltd., 327 Maple Leaf Drive, Toronto, Ont. M6L 1P4.	S/Side Casebridge E. of Venture	0.576	M	Yes
14	Systemetrix Systems Ltd., 251 Consumers Road, Willowdale, Ont. M2J 4R3.	S/Side Casebridge	0.598	M	Yes
15	Dupont Canada Inc. P.O. Box 2200, Streetsville Postal Stn., Mississauga, Ontario. L5M 2H3.	W/Side Casebridge	0.056	M	Yes

16	Odet Construction Co. Ltd., 4455 Sheppard Ave. E., Suite 202, Agincourt, Ontario. M1S 3G9.	E/Side Morningside S. of Casebridge	0.516	M	Yes
17	Odet Construction Co. Ltd.,	E/Side Morningside S. of Casebridge	0.516	M	Yes
18	Sidney & John Walmsey, Unit 4 & 5, 445 Milner Ave., Scarborough, Ont. M1B 2K4.	E/Side Morningside S. of Casebridge	0.504	M	Yes
19	Danson Properties Ltd., Suite 202, 3459 Sheppard Ave.E., Scarborough, Ontario. M1T 3K5.	9390 Sheppard W. of Meadowvale	0.108	M	Yes
20	Zooview Developments Ltd., 1055 Wilson Ave. Suite 606, Downsview, Ontario. M3K 1Y9.	N/Side Sheppard W. of Meadowvale	1.578	M	Yes
21	Zooview East Developments Ltd., c/o Gambin, Bratty, 1055 Wilson Ave., 7th Floor, Downsview, Ontario. M3K 1Y9.	N/W Corner Sheppard & Meadowvale	3.204	M	Yes
22	Divaba Construction Ltd., c/o Hauer, Snider & Assoc., 1055 Wilson Ave., Ste. 500, Downsview, Ontario. M3K 1Y9.	N/Side Sheppard E. of Meadowvale	5.161	S	Yes
23	MacAsphalt Industries Ltd., Suite 201, 8800 Sheppard Ave.E., Scarborough, Ontario. M1E 4R2.	N/Side Sheppard W. of Meadowvale	16.940	M	Yes

SOUTH AGINCOURT INDUSTRIAL DISTRICT

MAP N



SOUTH AGINCOURT INDUSTRIAL DISTRICT (MAP N)

Location: Kennedy - Sheppard - Midland - Hwy 401 (E-S-W-N)

South Agincourt is the City's second smallest industrial district and it is located just to the north-west of the City Centre. Both accessibility and visibility are extremely good because the district borders the Highway 401.

Industries found in the district are petroleum, freight transporting, printing and publishing. The Ramada Renaissance Hotel is the largest employer in the district.

There are only 4 industrial vacant sites.

<u>Site #</u>	<u>Owner's Name & Address</u>	<u>Location of Site</u>	(Hectare)	<u>Zoning</u>	<u>Serviced</u>
			<u>Site Area</u>		
1	Transmetro Properties Ltd., Room 902, 94 Cumberland Street Toronto, Ontario. M5R 1A3. Tel: 967-9146	S/E Corner Cowdray Ct. & Kennedy Rd.	1.619	M	Yes
2	Transmetro Properties Ltd.	N/E Corner Cowdray Ct. & Kennedy Rd.	0.688	M	Yes
3	Transmetro Properties Ltd.	N/Side Cowdray Ct.	1.093	M	Yes
4	683623 Ontario Inc. 5 Pale Moon Cres., Scarborough, Ontario. M1W 3H4.	2400 Midland Ave. S. of Weybright Court	1.849	M	Yes

STEELES AVENUE

STEELES INDUSTRIAL DISTRICT

MAP 0

AVENUE

46 AC.

10013 AC.

AVENUE

GORDON BAKER ROAD

BL. 1'

BL. 1'

BL. 1'

BL. 1'

BL. 1'

BL. 1'

BL. 1'

C/90

BL. 1'

BL. 1'

C/90

9325

BL. 1'

BL. 1'

BL. 1'

BL. 1'

BL. 1'

BL. 1'

BL. 1'

BL. 1'

PARK

VICTORIA

PHARMACY

MCNICOLL

BL. 1'

BL. 1'

BL. 1'

ONTARIO

HYDRO

AVE.



STEELES INDUSTRIAL DISTRICT (MAP 0)

Location: Victoria Park - Steeles - Pharmacy - McNicoll
(E-S-W-N)

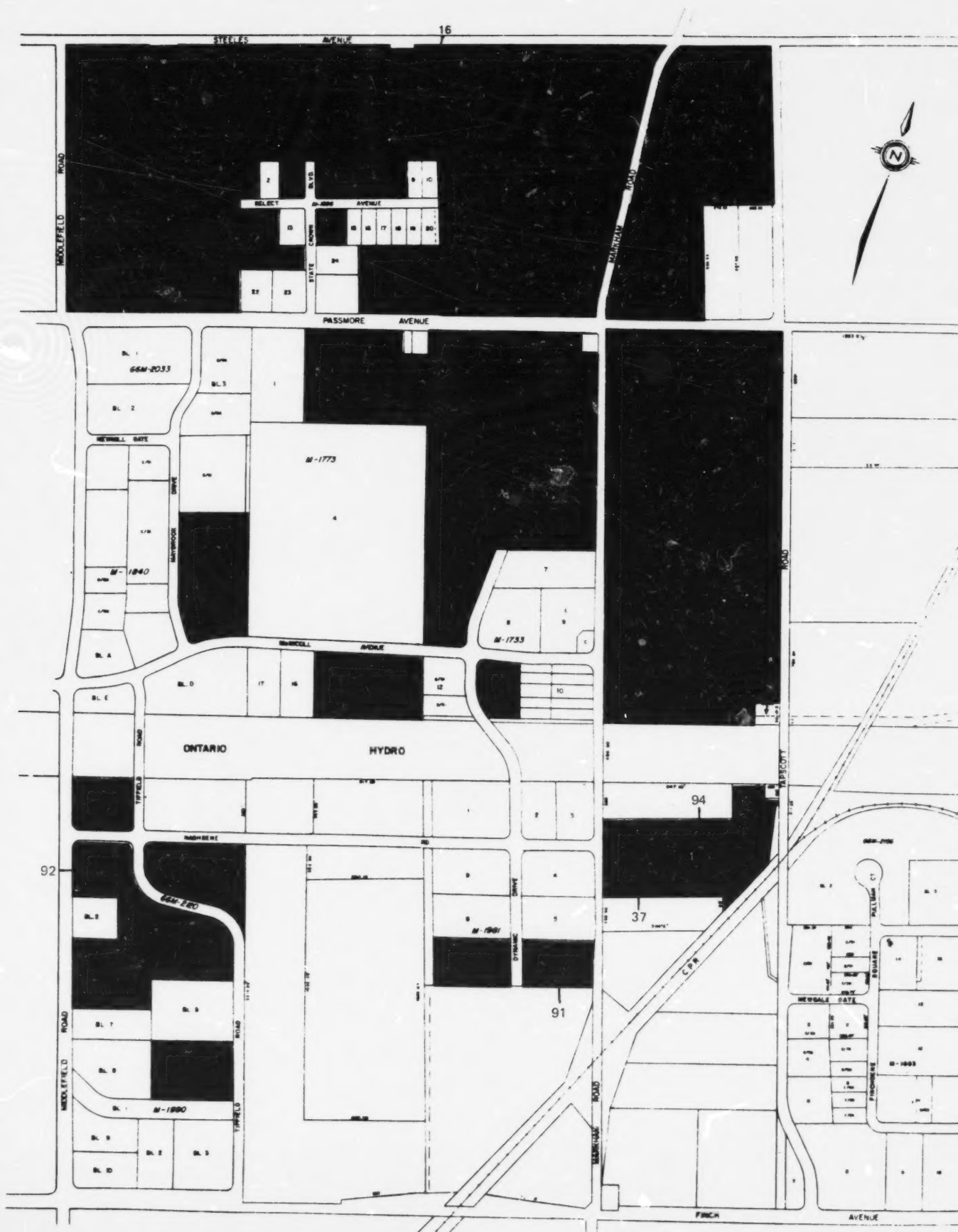
The Steeles Industrial District is located in the north-west border of Scarborough. Accessibility is very good. The 404 is located just to the west which provides quick access to the 401.

Major industries include printing, high tech machinery, Bank of Montreal Computer Centre as well as small mall operations dealing with wholesale goods.

There are only 2 vacant industrial sites in the district.

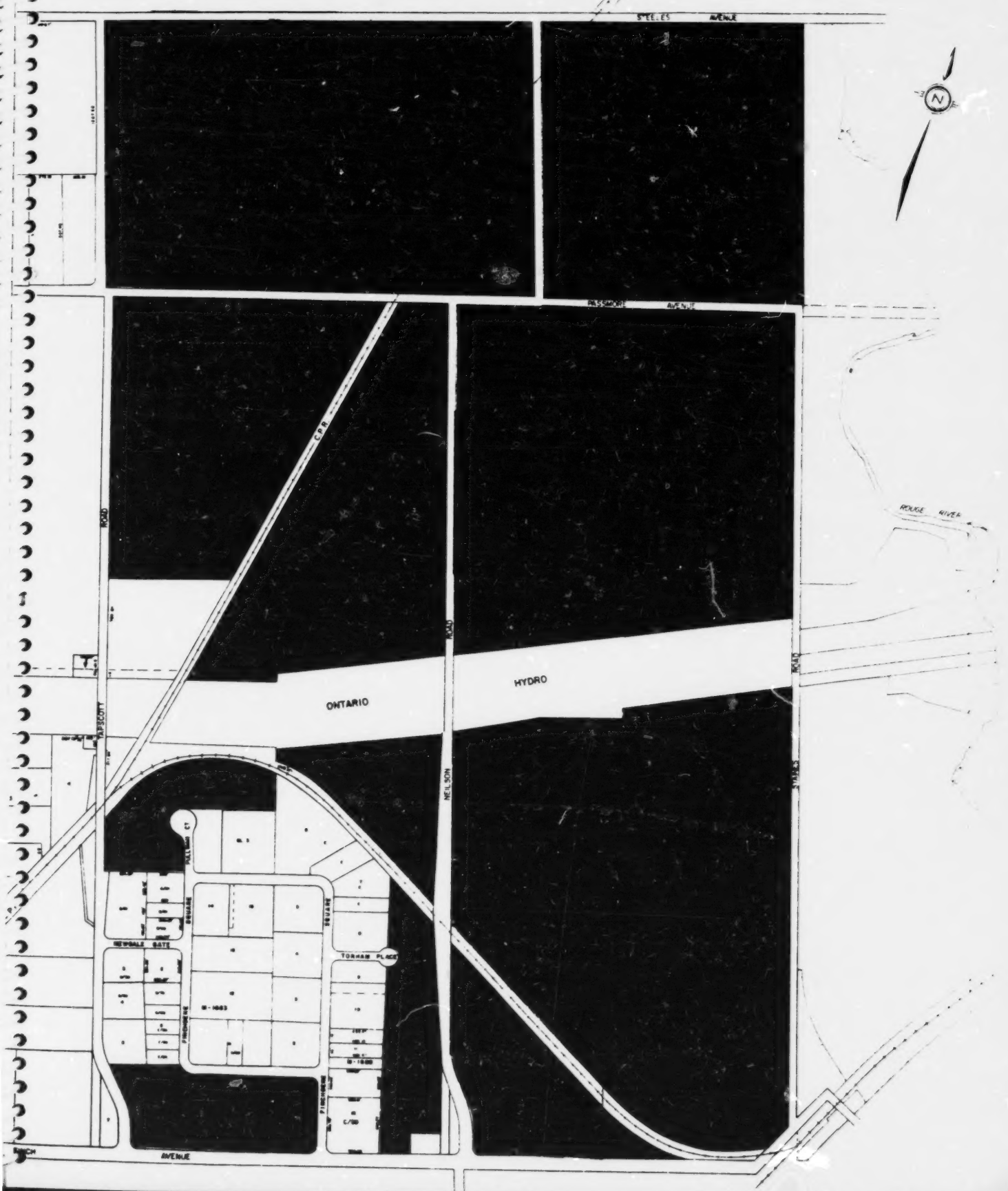
<u>Site #</u>	<u>Owner's Name & Address</u>	<u>Location of Site</u>	(Hectare)	<u>Zoning</u>	<u>Serviced</u>
			<u>Site Area</u>		
1	Darcy Sweeney 4051 Gordon Baker Rd., Scarborough, Ontario. M1W 2P3.	S/Side Gordon Baker Rd. E. of Victoria Park Avenue	0.288	M	Yes
2	Hugh MacLean 1020 McNicoll Ave. Scarborough, Ontario. M1W 2J6.	E/Side Victoria Park, N. of McNicoll Ave.	2.390	M	Yes

MAP P-1



TAPSCOTT INDUSTRIAL
DISTRICT

MAP P - 2



TAPSCOTT INDUSTRIAL DISTRICT (MAP P-1 & P-2)

Location: Middlefield - Steeles - Staines - Finch (E-S-W-N)

Tapscott is located north-east of the City Centre and it is the largest industrial district in the City. Accessibility to the district is good. Highway 48 passes through the district providing a quick link to the 401 for most sites. Those sites located in the eastern sections of the district are linked to the 401 by Neilson Road. Some sites are served directly by the CPR line which passes through the district.

There are 94 vacant sites in the Tapscott Industrial District. Manufacturing industries are the main activity. They are producers of precision machinery, electronic machinery, elevating devices, furniture and printing products. Wholesale trade activities also operate in this district. 41.8% of the land in Tapscott is still zoned for agricultural uses but all these lands are available for various industrial uses according to the Secondary Plan for the district.

<u>Site #</u>	<u>Owner's Name & Address</u>	<u>Location of Site</u>	<u>(Hectare) Site Area</u>	<u>Zoning</u>	<u>Serviced</u>
1	M. Kovacs, M. Schuller, M. Jambrits 6 Trimmingham Court Thornhill, Ontario. L4J 2E2.	S/E Corner Middlefield & Steeles	9.454	AG	No
2	Rita Cotterill 95 Snow Hill Cres., Agincourt, Ontario. M1S 3T4.	E. of Middle- field, S/Side Steeles	0.405	AG	No
3	C. Cinelli & Co. Ltd. 96 Cambridge Cres., Richmond Hill, Ont.	E. of Middle- field, S/Side Steeles	1.607	AG	No
4	Irois Landscape Ltd. 10 Wythenshawe Wood Scarborough, Ontario. M1E 1H2. Tel: 266-0373	E. of Middle- field, S/Side Steeles	0.878	AG	No
5	Gawler Holdings Ltd. c/o A. Wayne, 19 Silvergrove Rd. Willowdale, Ontario. M2L 2N5.	E. of Middle- field, S/Side Steeles	3.796	AG	No

6	Chang Shue Ho R.R. #1, Passmore Ave. Scarborough, Ontario. M1S 3B2.	N/Side Passmore E. of Middlefield	0.195	AG	No
7	Brian & Barry Brand R.R. #1, Passmore Ave., Agincourt, Ontario. M1S 3B2.	N/S Passmore E. of Middlefield	0.1950	AG	No
8	Stanley Vaitkas Ltd. 83 Kentland Cres., Willowdale, Ont. M2M 2X7.	N/S Passmore E. of Middlefield	4.120	AG	No
9	Max Neiman Holdings Ltd., Harry Weingarten Holdings Ltd., c/o 209 Dundas St. E., Main Floor, Whitby, Ontario. L1N 7H8.	N/S Passmore E. of Middlefield	1.930	AG	No
10	El Ciudad Investments Ltd., 5001 Dufferin Street, Thornhill, Ontario. L4V 2K2.	N/S Passmore E. of Middlefield	2.024	AG	No
11	Mario & Santina Derocchis 4 Kelvin Rd., Milliken, Ontario. LOH 1K0.	N/S Passmore E. of Middlefield	0.134	AG	No
12	Shield Snow Invest- ments, 2349 Yonge St., Toronto, Ontario. M4P 2C8.	S/Side Steeles E. of Middlefield	11.570	AG	No
13	John William Britton R.R. #1, Milliken, Ontario. LOH 1K0.	S/Side Steeles E. of Middlefield	0.406	AG	No
14	H. Christian 217 Church Street Markham, Ontario.	S/W Corner Steeles & Markham	0.348	AG	No

15	Ronald Minott R.R. #1, Milliken, Ontario. LOH 1K0.	S/Side Steeles W. of Markham	2.118	AG	No
16	Edith Ott c/o 54 Corinthian Blvd., Scarborough, Ontario. M1W 1B5.	S/Side Steeles W. of Markham	0.089	AG	No
17	Baif Developments Ltd. 3625 Dufferin St., Suite 502, Downsview, Ontario. M3K 1N4.	S/Side Steeles W/Side Markham	8.903	AG	No
18	Peter Struk & Slanka Barida 173 Ridley Blvd., Toronto, Ontario. M5M 3M1.	W/Side Markham S. of Steeles	5.079	AG	No
19	Jayla Transport Ltd. c/o W. Busby, 58 Laureleaf Rd., Thornhill, Ontario. L3T 2Y1.	W/Side Markham between Steeles & Passmore	2.027	AG	No
20	John Alexandris 39 East Drive, Unionville, Ontario. L3R 1K8.	W/Side Markham between Steeles & Passmore	2.024	AG	No
21	Lanatex Yarns Ltd., 100 Finchdene Square Scarborough, Ontario. M1X 1C1. Tel: 291-7501	N/Side Passmore W. of Markham	4.051	AG	No
22	Peter Hume, R.R. #2, Penetang, Ontario. LOK 1P0.	N/W Corner Passmore & Markham	3.954	AG	No
23	Peter Struk & Barida Slanka (see Site 18)	W/Side Markham S. of Steeles	0.465	AG	No

24	Regin Properties Ltd. 2045 Lakeshore Blvd. W., Suite 4406, Toronto, Ontario. M8V 2Z6.	S/E Corner Steeles & Markham	9.429	AG	No
25	647205 Ontario Ltd., In Trust, 830 Passmore Ave., Scarborough, Ontario. M1S 3B2.	N/E Corner Passmore & Markham	4.290	AG	No
26	Uranus Ontario Assoc., c/o Sagitta Group, 101 Duncan Mill Rd., Don Mills, Ontario. M3B 1Z3. Tel: 449-0310	S/Side Passmore between Middle- field & Markham	2.189	MS	Yes
27	Uranus Ontario Assoc. c/o Sagitta Group, 101 Duncan Mill Rd., Don Mills, Ontario. M3B 1Z3. Tel: 449-0310	S/Side Passmore between Middle- field & Markham	3.120	MS	Yes
28	674490 Ontario Ltd., c/o Goodman & Fefergood, 401 Bay St., Ste. 2407, Toronto, Ontario. M5H 2Y4. Tel: 366-7686	S/Side Passmore W/Side Markham	18.215	* M, MG, MS	Yes
* This is a proposed industrial subdivision with 19 blocks which the developer plans to register soon. Blocks 1, 9, 11, 12, 13, 18, 19 are zoned for 'M'; Block 2, 10, 14, 15, zoned for 'MG'; Blocks 3 to 8 are zoned for 'MS'.					
29	YPCO Holdings Ltd. 355 Nugget Ave., Scarborough, Ontario. M1S 4J2.	N/E Corner McNicoll & Marybrook	4.654	MS	Yes
30	A. Reisman Holdings Ltd., c/o 3241 Kenneedy Rd., Unit 11, Scarborough, Ontario. M1V 2J8.	N/W Corner McNicoll & Dynamic	1.505	MS	Yes

31	148306 Canada Inc. 225 Nugget Ave., Unit #10, Scarborough, Ontario. M1S 3L2.	S/Side McNicoll W. of Dynamic	1.263	MS	Yes
32	Monico Investments Ltd., 620 Wilson Ave., Ste. 201, Downsview, Ontario. M3K 1Z3.	S/Side McNicoll W. of Dynamic	1.246	MS	Yes
33	Monico Investments Ltd., 620 Wilson Ave., Ste. 201, Downsview, Ontario. M3K 1Z3.	S/Side McNicoll W. of Dynamic	1.250	MS	Yes
34	Luiza Investments Ltd., c/o 15 Gervais Dr., Ste. 800, Don Mills, Ontario. M3C 1Y8.	S/E Corner McNicoll & Dynamic	1.145	MG	Yes
35	Runnymede Investment Corp. Ltd. 1051 Tapscott Rd., Scarborough, Ontario. M1X 1A1. Tel: 298-0066	S/E Corner Passmore & Markham	36.022	* M, MG, MS, MDC	Yes
* This is an industrial subdivision, Plan 66M-2205. There are in total 31 Blocks.					
36	Joseph Stranzl Middlefield Rd. R.R.#1, Scarborough, Ontario. M1S 3B2.	N/E Corner Nashdene & Middlefield	1.720	M	Yes
37	Shell Canada Ltd. Property Tax Clerk, P.O. Box 100, Stn. M, Calgary, Alberta. T2P 2H5.	E/Side Markham N. of Finch	2.659	M	Yes
38	Weaver Liquifuels, Div. of Ultramar Canada Inc. c/o J. Jeschek, 50 Ashwarren Rd., Downsview, Ontario. M3J 1Z5.	W/Side Tapscott S/Side Ontario Hydro Junction N. of Finch	2.137	M	Yes

39	Tap Steels Investment Ltd., c/o Skurka & Bossin, 131 Beecroft Rd., Apt. 903, Willowdale, Ontario. M2N 6G9.	S/Side Steeles E/Side Tapscott N/Side Passmore	25.900	M, MG	No
40	North American Life c/o Edgecombe Properties Ltd. 196 Adelaide St.W., Toronto, Ontario. M5H 1W7. Attention: Mr. Poch Tel: 977-1980	S/Side Steeles W/Side Neilson N/Side Passmore	39.187	AG	No
41	Cedar Brae Golf and Country Club, Steeles Ave. E. R.R.#1 Milliken, Ontario. L0H 1K0. Tel: 293-4161	S/Side Steeles N/Side Passmore E/Side Neilson W/Side Staines	22.6	AG	No
42	Shields Property Management Ltd., Trustee, 2349 Yonge Street, Toronto, Ont. M4P 2C8. Attn: Morley Beallor	E/Side Tapscott S. of Passmore W/Side CPR	13.509	MS	No
43	Vevia Holdings Ltd. c/o Allan C. Wilson 1810 Avenue Road, Toronto, Ontario. M5M 3Z2.	E/Side Tapscott S. of Passmore	4.622	MS	No
44	Tap-Steeles Investments Ltd., c/o Skurka & Bossin 1131 Beecroft Road, Apt. 903, Willowdale, Ontario. M2N 6G9.	S/E Corner Passmore & Tapscott	8.094	MS	No
45	J. & A. Foscarini, C. Comello, c/o Mecon Industries 17 Malley Road, Scarborough, Ontario. M1L 2E4.	S/Side Passmore N/Side CPR E. of Tapscott	3.739	AG	No

46	410281 Ontario Ltd. 17 Malley Road, Scarborough, Ontario. M1L 2E4.	S/Side Passmore W/Side CPR E. of Tapscott	1.559	AG	No
47	Shield Snow Invest- ments, 2349 Yonge Street, Toronto, Ontario. M4P 2C8.	S/Side Passmore E/Side Neilson N/Side Ont. Hydro Brooklyn Junction	26.342	AG	No
48	Vince Maduri, 11 Brookshire Blvd., Scarborough, Ontario. M1W 1X4.	S/E Corner Passmore & Neilson	5.261	AG	No
49	Manchuria Investments Inc., 70 Connie Cres., Units 12 & 13, Concord, Ontario. L4K 1L6.	S/Side Passmore W/Side Staines E/S Neilson	75.355	AG	No
50	Vito Rapponi, R.R. #1, Neilson Road, Agincourt, Ontario. M1S 3B2.	E/Side Neilson S. of Passmore	4.096	AG	No
51	Bela & Patricia Kaposi, R.R. #1, Agincourt, Ontario. M1S 3B2.	N/E Corner Ont. Hydro Brooklyn Junction & Neilson Road	2.651	AG	No
52	Runnymede Development Corp., 1051 Tapscott Road, Scarborough, Ontario. M1X 1A1. Tel: 298-0066	Pullman Court E/Side Tapscott	7.531	MS	Yes
53	Runnymede Development Corp., 1051 Tapscott Road, Scarborough, Ontario. M1X 1A1.	E/Side CPR N/Side Ont. Hydro, Brooklyn Junction	2.868	AG	Yes
54	Weblo Investments Ltd., c/o Sagitta Development & Management Inc., 101 Duncan Mill Rd., Ste. 500, Don Mills, Ontario. M3B 1Z3. Tel: 449-0310	S/W Corner Ont. Hydro Brooklyn Junction & Neilson	4.231	MG	Yes

55	Weblo Investments Ltd., c/o Lagitta Development & Management Inc., 101 Duncan Mill Rd., Ste. 500, Don Mills, Ontario. M3B 1Z3.	W/Side Neilson N/Side CPR	2.868	M	Yes
56	Swindon Investments Ltd., Windley & Overbank Ltd., c/o BBC Properties Co. 3520 Pharmacy Ave., Scarborough, Ontario.	E/Side Neilson S/Side Ont. Hydro Brooklyn Junction	24.520	AG	No
57	Manchuria Investments Inc., 70 Connie Cres., Units 12 & 13, Concord, Ontario. L4K 1L6.	W/Side Staines S/Side Ont. Hydro Brooklyn Junction	3.983	AG	No
58	Shield Snow Investments, 2349 Yonge Street, Toronto, Ontario. M4P 2C8.	W/Side Staines N/Side Finch	41.526	AG	No
59	Tripsed Investments Ltd., 99 Scarsdale Road, Suite 100, Don Mills, Ontario. M3B 2R4.	E/Side Neilson N/Side Finch	11.277	AG	No
60	Weblo Investments Ltd., c/o Sagitta Development & Management Inc., Ste. 500, 101 Duncan Mills Rd., Don Mills, Ontario. M3B 1Z3. Tel: 449-0310	N/Side Finch W/Side Neilson	1.093	M	Yes
61	Weblo Investments Ltd., c/o Sagitta Development & Management Inc.	W/Side Neilson N. of Finch	1.447	M	Yes

62	Weblo Investments Ltd.	N/Side Neilson N. of Finch	1.512	M	Yes
63	Weblo Investments Ltd.	W/Side Neilson S/Side Torham	1.679	M	Yes
64	Weblo Investments Ltd.	W/Side Neilson S/Side CPR N/Side Torham	1.679	M	Yes
65	Finchmore Develop- ments Ltd., 1674 Eglinton Ave. W., Toronto, Ontario. M6E 2H3.	N/W Corner Finch & Finchdene Sq.	2.146	M	Yes
66	Director Industrial Park, 1674 Eglinton Ave. W., Ste. 910, Toronto, Ontario. M6E 2H3. Tel: 783-6156	S/Side Finchdene N/Side Finch	1.605	M	Yes
67	Director Industrial Park	S/Side Finchdene N/Side Finch	1.605	M	Yes
68	Director Industrial Park	N/E Corner Finch & Tapscott	3.380	M	Yes
69	Elpeco Holdings Co. Ltd., 10 Estate Dr., Scarborough, Ontario. M1H 2Z1.	N/Side Select W. of State Crown	0.379	MG	Yes
70	Dominie Press Ltd. 1361 Huntingwood Dr. Scarborough, Ontario. M1S 3J1. Tel: 291-5857	N/W Corner Select & State Crown	0.505	MG	Yes
71	Inter-Leading Holdings Inc. 220 Humberline Dr., # 12, Rexdale, Ontario. M9W 5Y4.	N/E Corner Select & State Crown	0.666	MG	Yes
72	551291 Ontario Ltd. Unit 10, 1120 Bellamy Rd., Scarborough, Ontario. M1H 1H3.	N/Side Select E. of State Crown	0.289	MG	Yes

73	572979 Ontario Ltd. 29 Wardencourt Drive Scarborough, Ontario. MIT 3M9.	N/Side Select E. of State Crown	0.289	MG	Yes
74	572979 Ontario Ltd.	N/Side Select E. of State Crown	0.289	MG	Yes
75	MCC Ventures Inc. 64 Julia Street, Thornhill, Ontario. L3T 4R9.	N/Side Select E. of State Crown	0.289	MG	Yes
76	Roger & Mary Harasinski 6 Boynton Circle, R.R. #2, Group Box J-26, Gormley, Ontario.	S/Side Select W. of State Crown	0.386	MG	Yes
77	Roger & Mary Harasinski	S/Side Select W. of State Crown	0.374	MG	Yes
78	VNC Holdings Inc. c/o Pomer & Zeppieri, Solicitor, 3255 Dufferin St., Toronto, Ontario. M6A 2T2.	S/W Corner Select & State Crown	0.659	MG	Yes
79	401704 Ontario Ltd. c/o Gilbert Weinstock Ste. 112, 155 Balliol St., Toronto, Ontario. M4S 1C4.	W/Side State Crown, N. of Passmore	0.832	M	Yes
80	Bruce Huntley Contracting Ltd., Unit 81, 435 Midwest Road, Scarborough, Ontario. M1P 3A6.	N/S Passmore E. of State Crown	1.499	M	Yes
81	Donlee Holdings Ltd. c/o Shield Snow Ltd. 2349 Yonge Street, Toronto, Ontario. M4P 2C8.	N/S Passmore E. of State Crown	1.559	M	Yes

82	Joseph Stranzl, Middlefield Road E/S R.R. #1, Scarborough, Ontario. M1S 3B2.	W/Side Tifffield N. of Finch	1.04	MG	Yes
83	Joseph Stranzl,	W/Side Middle- field, S. of Nashdene	1.82	M	Yes
84	Joseph Stranzl,	W/Side Tifffield E. of Middlefield	2.863	MG	Yes
85	Joseph Stranzl,	N/Side Tifffield S/Side Nashdene	1.823	MG	Yes
86	Joseph Stranzl,	S/E Corner Nashdene & Tifffield	0.829	MG	Yes
87	Joseph Stranzl,	N/Side Tifffield S/Side Nashdene	0.615	MG	Yes
88	Scarborough Financial Services 55 Nugget Ave., Scarborough, Ontario. M1S 3L1. Tel: 291-1955	W/Side Tifffield N. of Finch	2.622	MG	Yes
89	Linwood Homes, Ste. 308, 3768 Bathurst St., Downsview, Ontario. M3S 3M7.	E/Side Middle- field, N. of Finch	1.325	M	Yes
90	Sun Life Assurance Co. of Canada, Real Estate Accounting P.O. Box 4104, Stn. 'A', Toronto, Ontario. M5W 2P1. Tel: 979-9966	W/Side Dynamic S. of Nashdene	1.967	MS	Yes
91	Pensionfund Realty Ltd., c/o Morguard Properties Ltd., 1027 Yonge St., Ste. 300, Toronto, Ontario. M4W 3E8.	E/Side Dynamic S. of Nashdene	1.785	M	Yes

92	Joseph Stranzl	S/E Corner Nashdene & Middlefield	1.821	M	Yes
93	Calvo-Providenza Holdings Inc. 90 Dynamic Drive, Scarborough, Ontario. M6E 3X2.	E/Side Dynamic N. of McNicoll	1.331	M	Yes
94	Shak Kun Ng Family Holdings Inc. 3394 St. Clair Ave. E., Scarborough, Ontario. M1L 1W3.	E/Side Markham	2.626	M	Yes

Note for Sites Which Are Not Serviced

It is the only district which still has large blocks of sites unserviced. These unserviced sites lack one or more of the basic level of services, road access, water, or sanitary sewers. It must be noted that these unserviced areas have been prepared as to the eventual placement of sanitary and water services. The main water line which is to service these areas has been extended to Finch Avenue and Neilson Road. The sanitary trunk line extends up along the eastern border of the district to the Ontario Hydro Corridor. The work that remains to be done is the responsibility of the landowners located beside these lines. Once they decide to service the lands which fall in the immediate area of the main service lines, lands further to the north and east can also be serviced and therefore developed for industrial uses.



WEXFORD INDUSTRIAL DISTRICT (MAP Q)

Location: S. of Ellesmere, W. of Birchmount, Lawrence & Crockford

Wexford Industrial District is located in the western industrial corridor, just south of Highway 401. The CP Rail passes through the district serving some of the sites directly.

Major industries include metal fabricating, transportation equipment, machinery and food production.

As it is one of the most fully utilized districts in the City, only one industrial site remains vacant.

<u>Site #</u>	<u>Owner's Name & Address</u>	<u>Location of Site</u>	(Hectare) <u>Site Area</u>	<u>Zoning</u>	<u>Serviced</u>
1	134242 Canada Inc. c/o D. Cicirello, 136 Crockford Blvd., Scarborough, Ontario. M1R 2C3.	W/Side Crockford Blvd., S. of Lawrence	0.155	M	Yes

ELLESMERE INDUSTRIAL DISTRICT

MAP R



ELLESMERE INDUSTRIAL DISTRICT (MAP R)

Location: Warden - Hwy 401 - East of Birchmount - Ellesmere
(E-S-W-N)

Ellesmere Industrial District has no vacant site. It has excellent accessibility and visibility with the Highway 401 located immediately to the north. The CPR Line passes through the district and serves 4 sites directly.

This district is a centre for trucking in the City. Manufacturing and trade industries also operate in the district.

MAP S



OAKRIDGE INDUSTRIAL DISTRICT (MAP S)

Location: Warden - St. Clair - Birchmount - Danforth (E-S-W-N)

Oakridge Industrial District has no vacant site. It is one of Scarborough's oldest industrial districts. Accessibility and visibility are good. The district is very close to Kingston Road and the Don Valley Parkway is not too far to the west. The CNR line serves 5 sites directly.

Industries operating in the district include metal fabrication, machinery producers and glass production.

INDUSTRIAL ZONING CLASSES AND DEFINITIONS

The specific definition for each zoning class differs for each By-law. In general the following definitions apply :

SYMBOL	CLASS	DEFINITION
M	Industrial	assembling, manufacturing, processing, warehousing, scientific and technical research and development related to manufacturing processing and warehousing uses;
MG	General Industrial	as in M but may include outside or open storage uses;
MS	Special Industrial	a specified set of industries, typically environmentally or esthetically unpleasant, whose activities may be permitted as outlined in the by-law, (e.g. alcohol processing, brick & cement manufacturing, foundries, metal works, truck terminals & the like);
MC	Industrial Commercial	includes only manufacturing, servicing and warehousing operations with an auxiliary sales outlet (not to exceed 40% of gross floor area) incidental to the principal manufacturing, servicing or warehousing operation;
MDC	Industrial District Commercial	allows uses which provide a service primarily to the industrial uses, (e.g. service station, bank, restaurant, professional offices etc.)
AG	Agricultural Uses	